K 2904

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WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, R. B. Elizer and A. G. Elizer

have bargained and sold, and by these presents do transfer and convey unto the said John W. Coombs and wife, Carrie Sue Coombs, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Clark Place, Section 5, as of record in book 2331, page 159, Register's Office for said County.

Said Lot No. 8 fronts 85, feet on the westerly side of Donald Avenue, and extends back 249.5 feet on the northerly line and 244.1 feet on the southerly line to a dead line measuring 85.12 feet thereon.

Being the same real property conveyed to R. B. Elizer and A. G. Elizer, by deed from Miss Elaine Roscoe et al, dated January 29, 1959, filed February 25, 1959, and recorded in book 2878, page 234, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the westerly line of premises, anchor easement at the northeast corner of premises, 120-foot building setback line from Donald Avenue, and conditions of owners certificate, as shown on plan of record in book 2331, page 159, Register's Office for Davidson County, Tennessee, and restrictions of record in book 2634, page 569, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Coombs and wife, Carrie Sue Coombs, their heirs and assigns, forever.

And we do covenant with the said John W. Coombs and wife, Carrie Sue Coombs that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, R. B. Elizer and A. G. Elizer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Coombs and wife, Carrie Sue Coombs, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 28th day of April, 19 59.

R B Elizer

A. G. Elizer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named R. B. Elizer and A. G. Elizer

the bargainer(s) with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of April, 19 59.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY NOTARY PUBLIC A LARGE SEAL OF TENNESSEE

My Commission expires April 23, 1963.

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