K 2905

For and in consideration of the sum of $ 10.00 DOLLARS

Ten

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

Subject to same restrictions as section No. 1 Shepherd Hills.
Building set back line on this lot to be minimum of 100 feet.

we, A. J. Coleman and wife, Edith Coleman
have bargained and sold, and by these presents do transfer and convey unto the said
Hoyt Rogers and wife, Francis S. Rogers
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot 116 on the unrecorded Map of Shepherd Hills, Section 3 and described according to a copy of a survey thereof made by Cantrell, Connell & Morrison, Engineers, dated April, 1959 as follows:
Beginning at a point in the southeasterly margin of West Hill Drive at the corner of Lots # 116 & #117, thence with the line between said Lots, southeasterly 375.5 feet to a point; thence northeasterly 212 feet to a point; thence northwesterly 290 feet to the easterly margin of West Hill Drive; thence with the margin of the same southwesterly around a curve, 100 feet to the point of beginning.
Being part of the property conveyed to A. J. Coleman by deed from George P. Howell, et al, of record in Book 2041, page 117, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hoyt Rogers and wife, Francis S. Rogers their heirs and assigns, forever.

And we do covenant with the said Hoyt Rogers and wife, Francis S. Rogers 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 A. J. Coleman and wife, Edith Coleman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hoyt Rogers and wife, Francis S. Rogers their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23 day of April, 19 59

A. J. Coleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ben K. Cunningham, a Notary Public in and for said County and State, the within named A. J. Coleman and wife, Edith Coleman

the bargainor 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 Madison, Tennessee, this 1st day of May, 1959

Ben K. Cunningham
Notary Public

Commission expires

WARRANTY DEED

FROM A. J. Coleman and wife,
Edith Coleman

TO Hoyt Rogers and wife,
Francis S. Rogers

$11.00

REGISTER'S OFFICE OF TENNESSEE DAVIDSON COUNTY
Received for record this 2nd day of May A.D. 1959 at 9:15 o'clock A.M.
Noted in Book 43 Page 1
Recorded in Book 2905 Page 65
Recording Fee $2.00
JAMES P. WILSON, Register
By Richard Bell, Dep.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HESSEY

PG 65