K 2927

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of --$10.00--

TEN AND NO/100 DOLLARS

cash in hands paid by the Grantees herein, the receipt of which is hereby acknowledged, and for other good and valuable considerations;

I, A. J. COLEMAN

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD L. ROBINSON and wife, LOUISE D. ROBINSON 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. 45 on the unrecorded Map of Section II, Shepherd Hills in the 10th Civil District of said County, as follows:
BEGINNING at a point in the north margin of Spring Branch Drive at the corner of Lots Nos. 44 and 45; thence with the line between said Lots, northerly 256.2 feet to a corner of Lot No. 43; thence with the line between Lot Nos. 43 and 45, northeasterly 147.6 feet to a point; thence southeasterly 177.2 feet to a point; thence southerly 245 feet to the north margin of Spring Branch Drive; thence with the margin of the same, westerly 135 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.

Edith Coleman joins in the deed for the purpose of waiving any of her rights to said property, dower, or otherwise as the wife of A. J. Coleman.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard L. Robinson and wife, Louise D. Robinson their heirs and assigns, forever.

And I do covenant with the said Richard L. Robinson and wife, Louise D. Robinson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, A. J. Coleman do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Richard L. Robinson and wife, Louise D. Robinson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hands this 26 day of March, 1959

A. J. Coleman

Edith Coleman

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