K 2930

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---------- $14,250.00 ----------
---------- Fourteen thousand two hundred fifty and no/100---- DOLLARS

Cash in hand paid by J. Hugh Edens and wife, Watanna H. Edens, the receipt of which is hereby acknowledged, we,

M. M. Coleman, A. W. TERRELL, AND G. H. TODD

have bargained and sold, and by these presents do transfer and convey unto the said J. HUGH EDENS AND WIFE, WATANNA H. EDENS

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 8th Civil District of Davidson County, Tennessee, being Lot No. 270 on the Map of Charlotte Park, Section V, as of record in book 2663, pages 111, and 112, Register's Office for said County, more particularly described as follows: Said lot No. 270 fronts 75.0 feet on the northwesterly side of Annex Avenue, and runs back between parallel lines, 150.0 feet to a line on which it measures 75.0 feet.

Being a part of the same property conveyed to M. M. Coleman, A. W. Terrell, and G. H. Todd by deed from Consolidated Developments, Inc., of record in book 2903, page 87, said Register's Office.

This conveyance is made subject to all restrictive covenants, setback lines and easements that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. HUGH EDENS AND WIFE, WATANNA H. EDENS

THEIR heirs and assigns, forever.

And WE do covenant with the said J. HUGH EDENS AND WIFE, WATANNA H. EDENS 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, M. M. COLEMAN, A. W. TERRELL, AND G. H. TODD,

do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said J. HUGH EDENS AND WIFE, WATANNA H. EDENS

THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 11th day of August, 19 59

M. M. Coleman

A. W. Terrell

G. H. Todd

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