BK 2993

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, receipt of which is hereby acknowledged,

We, F. E. Stratton, Jr. and wife, Bettie S. Stratton,

have bargained and sold, and by these presents do transfer and convey unto the said Leonard Boyd Coffee and wife, Helen Louise Coffee, 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. 154 on the Plan of Sunset View Subdivision, Section 1, Revised, of record in Book 2663, page 28, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 154 fronts 110 feet on the southwesterly side of McGavock Pike and runs back between lines measuring 285.5 feet on the northwesterly line and 240.0 feet on the southeasterly line to a dead line in the rear on which it measures 118.9 feet.

Being part of the property conveyed to F. E. Stratton, Jr. and wife, Bettie S. Stratton, by deed from Herman McCallum, of record in Book 2861, page 513, 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 Leonard Boyd Coffee and wife, Helen Louise Coffee, their heirs and assigns, forever.

And we do covenant with the said Leonard Boyd Coffee and wife, Helen Louise Coffee 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, F. E. Stratton, Jr. and wife, Bettie S. Stratton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leonard Boyd Coffee and wife, Helen Louise Coffee, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of November, 19 59

F. E. Stratton Jr.

Bettie S. Stratton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Glascock, a Notary Public in and said County and State, the within named F. E. Stratton, Jr. and wife, Bettie S.

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 office, this 9th day of November, 19 59

Commission expires MAY 20, 1961

Tom Glascock
Notary Public

58955

WARRANTY DEED

FROM

F. E. Stratton, Jr. et ux

TO

Leonard Boyd Coffee et ux

RECEIVED FOR RECORD

Register's Office
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for Record the 10th day of Nov. 1959 at 8:45 A.M.

#1

PG 113