BK 2998

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 - ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2390, page 121; Book ____, page ____, Register's Office for Davidson County, Tennessee.

and other good and valuable considerations

James H. Cothern and wife, Liane I. Cothern

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Clyda Joyce Sharpe

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 257 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 257 fronts 68 feet on the northerly side of Vultee Boulevard and runs back between lines, 152.1 feet on the westerly line, 156.2 feet on the easterly line to a dead line in the rear on which it measures 85 feet.

Being the same property conveyed to James H. Cothern and wife, Liane I. Cothern, by deed from James Coleman Johnson and wife, Lois Landrum Johnson, of record in Book 2704, page 187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the 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 Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 1st day of December, 1959.

[signature] Cothern

[signature] Cothern

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, [signature], a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Cothern and wife, Liane I. Cothern 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 Nashville, Tennessee, this, the 5 day of December, 1959.

My commission expires: May 1, 1963

[signature]
Notary Public

65366

WARRANTY DEED

From

James H. Cothern et ux

To

Clyda Joyce Sharpe

1931 Interm Dr.

Please Mail

[redacted]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of DEC A.D. 1959
at 3.29 o'clock P M
Noted in Book 94 Page 219
Recorded in Book
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] Dep. Reg.

BARRETT REALTY CO.
976 Murfreesboro Road
Nashville, Tennessee

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