BK 3026

WARRANTY DEED G-135325

BEAU S. FOLM, JR., FORM

For and in consideration of the sum of TEN AND NO/100****** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RICHMOND CONSTRUCTION COMPANY, INC., a Tennessee corporation,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEE A. COLEMAN, JR., and wife, FRANCES E. COLEMAN, ***

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

Being Lot No. 104 on the Plan of Hillhurst Acres, Section I, as of record in Book 2331, pages 50 and 51, Register's Office for said County.

Said Lot No. 104 fronts 110 feet on the west side of Lyndale Drive, and runs back 269.2 feet on the southerly line and 359.4 feet on the northerly line which is a broken line, to a dead line in the rear on which it measures 144 feet.

Being part of the property conveyed to Richmond Construction Company, Inc., by deed from Richmond Homes, Inc., as of record in Book 2929, page 257, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2444, page 32 and Book 2446, page 47 and easement of record in Book 2492, pages 62 and 67, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for taxes for 1960, which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 20th day of January, 1960.

ATTEST: William K. Jones
William K. Jones, Secretary

RICHMOND CONSTRUCTION COMPANY, INC.
BY: R. J. Richmond
R. J. Richmond, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ethel S. Mea, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 196__.

My commission expires: _____ *Notary Public*

PG 179