BK 3026

For and in consideration of the sum of $ 10.00 DOLLARS

Ten----------

cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations

we, A. J. Coleman and wife, Edith Coleman have bargained and sold, and by these presents do transfer and convey unto the said W. D. Tidwell, Sr. and wife, Ella Mai Tidwell

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made September 26, 1959, by Cantrell, Connell & Morrison, Engineers, as follows:
BEGINNING at a concrete monument in the east margin of East Hills Drive, in A. J. Coleman's North line and south line of W. D. Tidwell's Lands; thence with Tidwell's South line, South 52° 37' East 250 feet to a concrete monument; thence South 35° 30' West 162.8 feet to an iron pin; thence North 51° 59' West 257 feet to an iron pin in the east margin of East Hills Drive; thence with the margin of the same, North 38° 01' East 160 feet to the point of beginning.
Being part of the property conveyed to A. J. Coleman and wife, Edith Coleman, by deed from J. W. Baucom and wife, as of record in Book 2041, page 131, 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 said W. D. Tidwell, Sr. and wife, Ella Mai Tidwell

their heirs and assigns, forever.

And we do covenant with the said W. D. Tidwell, Sr. and wife, Ella Mai Tidwell 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, A. J. Coleman and wife, Edith Coleman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. D. Tidwell, Sr. and wife, Ella Mai Tidwell

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

Witness our hands this 29th day of September 19 59

A. J. Coleman
Edith Coleman

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named A. J. Coleman and wife, Edith Coleman the bargainors, 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 [illegible], Tennessee, this 15 day of [illegible], 19[illegible]

Commission expires 7-22-61

[illegible]
Notary Public

TENNESSEE TITLE COMPANY

69450

Warranty Deed

FROM
A. J. Coleman and wife,
Edith Coleman
TO
W. D. Tidwell, Sr. and wife,
Ella Mai Tidwell

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of JAN A.D. 1960
1:20 o'clock
Noted in Book 4257 Page 57
Recording Fee $2.20
JAMES P. WILSON, Register

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
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