BK 3032

REAU E. FOLK, JR., FORM

WARRANTY DEED G-157031

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00),

and other good and valuable considerations paid by the Grantees herein, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 29, 1958, in the original principal sum of $8,800.00 executed by Milford G. Collier and wife, Mildred B. Collier, and payable to Lovell & Malone, Inc., in monthly installments of $76.75 each, including interest at 5½% per annum, beginning November 1, 1958, the said note being secured by a trust deed to Chas. F. Lovell, Trustee, of record in Book 2831, page 305, Register's Office for Davidson County, Tennessee,

MILDRED B. COLLIER, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN COODE, III, and wife, MILDRED S. COODE,

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 the westerly 50 feet of lot No. 223 on the plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.

Said part of lot No. 223 fronts 50 feet on the northerly side of Central Avenue and runs back between parallel lines, with the easterly margin of Christopher Street, 200 feet to an alley.

Being the same real property conveyed to Milford G. Collier and wife, Mildred B. Collier, by deed from John Coode, III, and wife, dated August 30, 1958, filed September 30, 1958, and recorded in Book 2806, page 527, said Register's Office, the said Milford G. Collier having since died.

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 as shown above and except for 1960 taxes, which have been prorated and assumed by 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 10th day of March, 1960. THE

Mildred B. Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR. a Notary Public in and for the State and County aforesaid, personally appeared the within named Mildred B. Collier, a widow,

the bargainor(s) with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 10th day of March, 1960. THE

My commission expires: July 23, 1962

Reau E. Folk, Jr.
Notary Public

752236

WARRANTY DEED
MCR&F (ST)

From
MILDRED B. COLLIER, a widow

To
JOHN COODE, III, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 14 day of March A.D. 1960 at 8:20 o'clock A.M.
Noted in Book 21 Page 317
Recorded in Book ____ Page ____
Recording Fee $2.20
JAMES P. WILSON, Register
By ____ D.R.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

PG 241