K 3035

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($5,000.00)
Five Thousand and No/100 - - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid by
MARTIN M. COLEMAN AND WIFE, EVELYN B. COLEMAN,
the receipt of which is hereby acknowledged,
I, Charlotte H. Summers,
have bargained and sold, and by these presents do transfer and convey unto the said Martin M. Coleman and wife, Evelyn B. Coleman,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 65 on the Map of Horton Heights, Section X, as of record in Book 2133, page 32, Register's Office for said County, more particularly described as follows:

Said Lot No. 65 fronts 170 feet on the westerly side of Fleetwood Drive, and extends back between lines, 300 feet on the northerly side and 225 feet on the southerly side, to an irregular line in the rear on which it measures 224.2 feet.

Being the same property conveyed to Charlotte H. Summers, by deed from Thomas C. Summers, Trustee, of record in Book 2700, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2133, page 32, and restrictions of record in Book 2135, page 118, both Register's Office for Davidson County, Tennessee.

Thomas C. Summers, husband of Charlotte H. Summers, joins in this deed for the purpose of releasing his rights in and to said property herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin M. Coleman and wife, Evelyn B. Coleman, their heirs and assigns, forever.

And I do covenant with the said Martin M. Coleman and wife, Evelyn B. Coleman that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for the year 1960 which are assumed by the grantees.

And we, Charlotte H. Summers and husband, Thomas C. Summers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Martin M. Coleman and wife, Evelyn B. Coleman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of March, 1960

Charlotte H. Summers

Thomas C. Summers

[redacted]

PG 191