BK 3072

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten ($10.00) DOLLARS

cash in hand paid by Vernon E. Rager and wife, Eva C. Rager

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

A. J. Coleman and wife, Edith Coleman

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Shepherd Hills, Section 3, of record in Book 2900, page 56, Register's Office for said County, described as follows:
BEGINNING at a point in the southwesterly margin of Twin Hills Drive at the corner of Lots 112 and 113; thence with the line between said lots, southwesterly 229.6 feet to a point; thence southeasterly 212 feet to the northerly margin of Spring Branch Drive; thence with the margin of the same, northeasterly 150 feet to the beginning of a curve; thence around said curve, northerly 31.41 feet to the westerly margin of Twin Hills Drive; thence with the margin of the same, northerly 207.2 feet to the point of beginning.
Being part of the property conveyed to A. J. Coleman, by deed from George P. Howell, et al, of record in Book 2041, page 117, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 12th day of May 1960

STATE TAX $ 5.63
PROBATE .50
TOTAL $ 6.13

A. J. Coleman
Edith Coleman

STATE OF TENNESSEE
DAVIDSON COUNTY

MAY 25 1960
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, R. E. WORRALL, 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 Madison, Tennessee, this 24th day of May, 1960

Commission expires Aug 4 62

Geo. D. Postalwait
Notary Public.

Warranty Deed

From A. J. Coleman and wife,

To Vernon E. Rager and wife,
Eva C. Rager

Edith Coleman

85666

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of May A.D. 1960 at 10:10 o'clock A.M.
Recorded in Book 3072 Page 348
Recording Fee 1.20
JAMES P. WILSON, Register
By [illegible] D.C.

Published by
TENNESSEE TITLE COMPANY

Form 1001

PG 348