BK 3097

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $800.00 ----------

----------Eight Hundred and No/100---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and for further consideration of the grantees, herein named, assuming the balance of a loan, secured by a deed of trust of record in Book 2896, page 305, Register's Office, Davidson County, Tennessee, as assigned to State Mutual Life Assurance Company, by instrument of record in Book 2899, page 170, said Register's Office. We, Robert H. Coleman and wife, Jean J.. Coleman have bargained and sold, and by these presents do transfer and convey unto the said John O. Fuqua and wife, Betty H. Fuqua heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 241 on the Plan of Section II, Sunset View, of record in Book 2663, page 52, Register's Office for said county.

Said Lot No. 241 fronts 99.96 feet on the north side of Ridgeland Drive and runs back between lines 302.7 feet on the west line, 300 feet on the east line, to a dead line in the rear on which it measures 116.9 feet.

Being the same property conveyed to Robert H. Coleman and wife, Jean J. Coleman, by deed from M. J. Varner and wife, Wilma C. Varner, bf record in Book 2924, page 563, 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 John O. Fuqua and wife, Betty H. Fuqua their heirs and assigns, forever.

And we do covenant with the said John O. Fuqua and wife, Betty H. Fuqua 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, except for deed of trust set out above.

And we, Robert H. Coleman, and wife, Jean J. Coleman do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said John O. Fuqua and wife, Betty H. Fuqua their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of June, 19 60

Robert H Coleman

Jean J Coleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Allen Brandt, a Notary Public of and for said County and State, the within named Robert H. Coleman and wife Jean J. 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 office, this 25 day of June, 1960

Commission expires 4/25/61

Allen Brandt
Notary Public

PG 355