K 3127

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $5,500.00

Fifty Five Hundred and No/100 - DOLLARS

of which sum, $4,494.77 has been paid in cash by T.A. Eubanks and wife, Emma Lee Eubanks, the receipt of which is hereby acknowledged, and for the balance in the sum of $1,005.23, the grantees assume a loan secured by Vendor's Lien retained on deed of record in Book 2803, page 46, said Register's Office, to secure payment of $1,989.99, owing to Warner J. Lewis et ux.

J. R. Coarsey Home Builders, Inc.

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said T. A. Eubanks and wife, Emma Lee Eubanks, 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 the north 21 feet of Lot No. 231 and the south 20 feet of Lot No. 232 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said parts of said Lots front 41 feet on the easterly side of North Seventh Street and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to J. R. Coarsey Home Builders, Inc., by deed from Henson Allen and wife, Willie Mae Allen, of record in Book 2996, page 575, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. A. Eubanks and wife, Emma Lee Eubanks their heirs and assigns, forever.

And J. R. Coarsey Home Builders, Inc., does ~~do~~ covenant with the said T. A. Eubanks and wife, Emma Lee Eubanks that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And J. R. Coarsey Home Builders, Inc., does ~~do~~ further covenant and bind itself, its ~~his~~ successors and representatives, to warrant and forever defend the title to the said land to the said T. A. Eubanks and wife, Emma Lee Eubanks their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our ~~my~~ hand s this 3rd day of August, 19 60

J. R. COARSEY HOME BUILDERS, INC.

By: J. R. Coarsey
J. R. Coarsey, President

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