BK 3182

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Sept. 3, 1959, executed by the grantors herein, payable to Guaranty Mortgage Company of Nashville, for the original sum of $9,000.00, with interest at 5% per annum, both principal and interest payable $44.91 monthly, beginning Oct. 1, 1959, final payment Sept. 1, 1999, and said debt secured by an instrument of record in Book 2982, page 307, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to Federal National Mortgage Association, by an instrument of record in Book 2984, page 183, said Register's Office; and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a home improvement loan executed by Charles Ervin Shamwell and wife, payable to First American National Bank, the unpaid balance of which is $273.23, payable according to the terms and conditions thereof,

I, CHARLES ERVIN SHAMWELL AND WIFE, PATRICIA USSERY SHAMWELL,

have bargained and sold, and by these presents do transfer and convey unto the said

CARLOS E. COE AND WIFE, RUTH E. COE

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 58 on the Plan of Moss-Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County.
Said Lot No. 58 fronts 59.34 feet on the south side of Laredo Avenue, and runs back 100.3 feet on the east line and 138.8 feet on the west line, which is a broken line, to a dead line in the rear on which it measures 76.5 feet.
Being the same property conveyed to Charles Ervin Shamwell and wife, Patricia Ussery Shamwell, by deed from W. H. Barker and wife, as of record in Book 2959, page 31, 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 CARLOS E. COE AND WIFE, RUTH E. COE their heirs and assigns, forever.

And we do covenant with the said CARLOS E. COE AND WIFE, RUTH E. COE 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.

And we, the grantors 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 herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of February, 19 61

Patricia Ussery Shamwell
Patricia Ussery Shamwell

Charles Ervin Shamwell
Charles Ervin Shamwell

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Charles Ervin Shamwell and wife, Patricia Ussery Shamwell

the bargainor s, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1961

Commission expires May 16th 1964

Jno. C. Jeffords
Notary Public - State at Large

TENNESSEE TITLE COMPANY

PG 457