K 3278

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - $10.00 - - - - - - - -

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

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration, this conveyance is made subject to a deed of trust executed by John E. Coffman and wife Joyce E. Coffman securing principal note in the original principal sum of $12,600.00, dated October 2, 1959, payable to Murphree Mortgage Company, said deed of trust being of record in book 2987, page 283, R.O.D.C. Tennessee,

we, John E. Coffman and wife Joyce H. Coffman

have bargained and sold, and by these presents do transfer and convey unto the said William J. Harper and wife Juanita Mays Herper

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. 6 on the Plan of Southwood Subdivision, of record in book 2663, pages 125 and 126, Register's Office for said County.
Said lot No. 6 begins a t a point in the northwesterly margin of Haywood Lane at the corner of lots Nos. 6 and 7; thence with the line between said lots northwesterly 334.74 feet to a point; thence westerly 47.6 feet to a point; thence southerly 155.52 feet to a point; thence westerly 100.55 feet to a corner of lot No. 5; thence with the line between lots 5 and 6 southeasterly 281.8 feet to the margin of Haywood Lane; thence with the margin of the same northeasterly 90 feet to the point of beginning.
Being the same property conveyed to the said John E. Coffman and wife Joyce H. Coffman by deed from Hillview Company, of record in book 2963, page 479, R.O.D.C. 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 William J. Harper and wife Juanita Mays Herper their heirs and assigns, forever.

And we do covenant with the said William J. Harper and wife Juanita Mays Herper 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., excent as above set out.

And we, John E. Coffman and wife Joyce H. Coffman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William J. Harper and wife Juanita Mays Herper, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1 day of August, 19 61.

John E. Coffman

Joyce H. Coffman

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