K 3313

WARRANTY DEED Form 1001 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 Clyde W. Coffman and wife, Helen F. Coffman, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW CO.

has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Clyde W. Coffman and wife, Helen F. Coffman

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. 111 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said lot fronts 89 feet on the north side of Ocala Drive and runs back 300.98 feet on the west line and 304.51 feet on the east line to a dead line on which it measures 40 feet.

Being part of the property conveyed to Hillview Co., a Tennessee Corporation, by deed from J. H. McPherson and wife, of record in Book 2858, page 626, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2904, page 51; and to the easements and limitations shown on the Map of Record in Book 2663, pages 125 and 126, sand 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 Clyde W. Coffman and wife, Helen F. Coffman their heirs and assigns, forever.

And ~~I~~ the Hillview Co. does ~~do~~ covenant with the said Clyde W. Coffman and wife, Helen F. Coffman that ~~I am~~ it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it. and the same is unencumbered, except taxes for 1961 which are prorated and assumed by the grantees herein.

And ~~I~~ the Hillview Co. does ~~do~~ further covenant and bind ~~myself~~ itself, ~~my~~ its successors and assigns heirs and representatives, to warrant and forever defend the title to the said land to the said Clyde W. Coffman and wife, Helen F. Coffman their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hillview Co., has hereby caused this instrument to be executed ~~Witness my hand this day of~~, 19~~--~~ by its duly authorized officer this 28th day of November, 1961.

HILLVIEW CO.

Secretary

BY: President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 , Tennessee, this day of , 19

Commission expires

Notary Public

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