K 3435

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $8,500.00

Eight Thousand, Five Hundred and No/100 DOLLARS

cash in hand paid by MORSE HENRY COLEMAN, single,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, I Pearl Smith, unmarried,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 Lot No. 7 on the Map of Lockaway Subdivision, as of record in Book 843, page 51, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the easterly side of McFerrin Avenue and runs back between parallel lines 144 feet more or less to a dead line, according to survey of Hal T. Swann, Jr., Surveyor, dated August 13, 1962.

Being the same property conveyed to Pearl Smith, by deed from Seth D. Sparkman and wife, of record in Book 1511, page 305, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1962 Taxes have been prorated and are hereby assumed by the purchaser..

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we 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, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of September, 1962

Pearl Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Pearl Smith, unmarried,

the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 1962.

Commission expires February 1, 1965

A. M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From PEARL SMITH, UNMARRIED,

To MORSE HENRY COLEMAN, SINGLE

GUARANTY MORTGAGE CO. OF NASHVILLE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of SEP. A.D. 1962 at 12:05 o'clock P. M.
Noted in Book 1713 Page 233
Recorded in Book ____ Page ____
Recording Fee $2.00

Billy J. Wilmont Register
By D. D. Weld D.C.

of Richmond, Virginia

$8,500.00

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