K 3461

TENNESSEE TITLE COMPANY

For and in consideration of the sum of 10.00

Ten and No/100 DOLLARS

cash in hand paid by William E. Coleman and wife, Jean C Coleman

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, I ~~we~~, Stanley T. Snodgrass, Trustee

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:

Being Lot No. 4, Section V, Cumberland Gardens, as of record in Book 3300, page 37, Register's Office for said County.
Said Lot No. 4 fronts 28 feet on the northwesterly side of Jenkins Court, and extends back 95.5 feet on the easterly line and 120.8 feet on the southerly line, to the rear line on which it measures 94.3 feet.
Being part of the property conveyed to Stanley T. Snodgrass, Trustee, with full power, by deed from Ida Flair, as of record in Book 3278, page 195, said Register's Office.
This conveyance is made subject to the restrictions recorded in Book 3340, page 125, and to the easements and limitations shown on the Map of record in Book 3300, page 37, Register's Office for said County.

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 2nd. day of November, 1962.

STANLEY T. SNODGRASS, TRUSTEE

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mary K. Coates, a Notary Public in and for said County and State, the within named Stanley T. Snodgrass, Trustee

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd. day of November, 1962.

Commission expires Oct. 20, 1965

Mary K. Coates
Notary Public.

Warranty Deed

FROM
STANLEY T. SNODGRASS, TRUSTEE

TO
WILLIAM E. COLEMAN, etux

31273

(Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 9 day of NOV A.D. 1962 at 12:03 o'clock P.M.
Noted in Book 3303 Page 607
Recorded in Book Page
Recording Fee $2.00

Edwin W. Hunt, Register
By C. McCrosky, Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
AS TITLE INSURANCE CORPORATION

($ 10,050.00)

STATE TAX 1128
PROBATE .50
TOTAL $ 1128

NOV 9 1962

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PG 526