K 3462

WARRANTY DEED

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

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and other good and valuable considerations, cash in hand paid by Edward L. Emery and wife, Sara B. Emery, the receipt of all of which is hereby acknowledged.

We, Hudson W. Coombs and wife, Jane Phillips Coombs have bargained and sold, and by these presents do transfer and convey unto the said Edward L. Emery and wife, Sara B. Emery 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. 25 on the Map of Pleasant Valley Subdivision, as of record in Book 1424, page 63, Register's Office for said County, and described as follows:
Beginning at a point in the east margin of Pleasant Valley Road, at the corners of Lots Nos. 24 and 25; thence southerly 20 feet to a concrete monument and continuing southerly 38 feet to another concrete monument at the beginning of a curve leading into a 50-foot unnamed street; thence around said curve in a southeasterly direction 39.27 feet to a concrete monument in the north margin of a 50-foot unnamed street; thence easterly along the margin of said street, 150.8 feet to the east bank of Brown's Creek Branch; thence along the creek bank, north 12° 17' west 12.5 feet to a concrete monument and continuing with the branch north 11° 15' west 99.7 feet to another concrete monument at the corner of Lots Nos. 24 and 25; thence westerly along the line between said lots, 184.2 feet to the beginning.
Being the same property conveyed to Hudson W. Coombs and wife, Jane Phillips Coombs, by deed from Ervin H. Hardison and wife, as of record in Book 2545, page 3, said Register's Office.

This conveyance is made subject to restrictions recorded prior to Feb. 15, 1950, in Book 1632, page 427, and in Book 1452, page 299, and Easement for the flow of a creek along the rear of the property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward L. Emery and wife, Sara B. Emery their heirs and assigns, forever.

And we do covenant with the said Edward L. Emery and wife, Sara B. Emery 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, with exception of the 1962 Taxes which are prorated and assumed by Grantees herein.

And we, Hudson W. Coombs and wife, Jane Phillips Coombs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward L. Emery and wife, Sara B. Emery their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of November, 1962

Hudson W. Coombs (signature)
Hudson W. Coombs

Jane Phillips Coombs (signature)
Jane Phillips Coombs