K 3501

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

Ten ---------- DOLLARS

cash in hand paid by Bobby Sellers and wife, Jacquelyn Sellers

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

A. J. Coleman and wife, Edith Coleman

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. 181 on the Plan of Shepherd Hills, Section V, as of record in Book 2854, Page 119, Register's Office for said County, described as follows:
BEGINNING at a point in the southeasterly margin of East Hill Drive at the corner of Lots Nos. 180 and 181; thence with the line between said lots, southeasterly 188.4 feet to a point; thence southwesterly 242 feet to the northeasterly margin of Twin Hills Drive; thence with the margin of the same, northwesterly 130 feet to the beginning of a curve; thence around said curve, northerly 29.6 feet to the margin of East Hill Drive; thence with the margin of the same, northeasterly 195 feet to the point of beginning.
Being part of the property conveyed to A. J. Coleman and wife, Edith Coleman, by deed from J. T. Bauco and wife, as of record in Book 2041, page 171, said 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 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 7th day of January, 19 63

A. J. Coleman

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Carl O. Diamond a Notary Public in and for said County and State, the within named A. J. Coleman and wife, Edith Coleman

STATE TAX 4.50
PROBATE 50
TOTAL $ 5.00
JAN 15 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 19 63

My Commission expires June 25, 1964
Commission expires

Carl O. Diamond
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of JAN A.D. 1963 at 1:46 o'clock P.M.
Recorded in Book 4146 Page 274
Recording Fee $2.00
Ellis J. Wilson, Register
By [redacted] D.C.

Warranty Deed

FROM 43045

A. J. Coleman and wife,

Edith Coleman

To

Bobby Sellers and wife,

Jacquelyn Sellers.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

Form 1001

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