K 3530

For and in consideration of the sum of $ 10.00 Ten and No/100 DOLLARS, Cash in hand paid by Richard W. Arnold and wife, Mary P. Arnold, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

A. J. COLEMAN AND WIFE, EDITH COLEMAN,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD W. ARNOLD AND WIFE, MARY P. ARNOLD,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot #121 on the Plan of Shepherd Hills, Section III, as of record in Book 2900, page 56, Register's Office for said County, described as follows:

Beginning at a point on the northwesterly margin of Paula Drive, at the corner of Lots Nos. 120 and 121; thence with the line between said Lots northwesterly 230 feet to a point; thence north 48 degrees 12' east 218.8 feet to a point; thence southeasterly along a slight curve 160 feet to a point at the beginning of a curve; thence around said curve southwesterly 35.23 feet to a point in the northwesterly margin of Paula Drive; thence with the margin of the same southwesterly 170 feet to the point of beginning.
Being part of the property conveyed to A. J. Coleman by deed from George P. Howell, et al, as of record in Book 2041, page 117, said Register's Office, and the same conveyed to the Grantors herein by deed from A. J. Coleman and wife, being filed simultaneously herewith.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard W. Arnold and wife, Mary P. Arnold, their heirs and assigns, forever.

And we do covenant with the said Richard W. Arnold and wife, Mary P. Arnold, 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.

And we, A. J. Coleman and wife, Edith Coleman, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard W. Arnold and wife, Mary P. Arnold, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of March, 1963.

A. J. Coleman
Edith Coleman

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named A. J. Coleman and wife, Edith Coleman, the bargainor s, 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 Madison, Tennessee, this 25th day of March, 1963.

Commission expires May 20, 1963.

Lloyd W. Pate
Notary Public

54130

Warranty Deed

From A. J. COLEMAN AND WIFE, EDITH COLEMAN,

To RICHARD W. ARNOLD AND WIFE, MARY P. ARNOLD.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of MAR A.D. 1963 at 3:31 o'clock P.M.
Noted in Book 4044 Page 227
Recording Fee $3.50

G 619