K 3575

Book 3575 Page 481

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by Ebon C. Warren and wife, Mildred R. Warren

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

we, COLEMAN LAND CO., a Tennessee Corporation

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. 170 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 170 fronts 55 feet on the easterly side of Panorama Drive and extends back 124.26 feet on the northerly line and 141.4 feet on the southerly line, to a dead line in the rear on which it measures 57.57 feet.

Being part of the property conveyed to COLEMAN LAND CO., a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book _____, page _____, said Register Office.

Said property conveyed subject to Restrictions in Book 3465, page 403, said Register's Office, and easements, set-back lines, etc., shown on the recorded Plan.

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 17th day of April, 1963

COLEMAN LAND CO.

By: Sam F. Coleman, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Ellanice Bailey, a Notary Public within and for the State and County aforesaid, personally appeared SAM F. COLEMAN with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the COLEMAN LAND CO., the ~~bargainor~~ corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Sam F. Coleman as such President.

Witness my hand and official seal at office in Nashville, Tennessee on this the 17th day of April, 1963.

My comm. exp. 1-25-66

Ellanice Bailey
Notary Public.

TENNESSEE TITLE COMPANY

STATE TAX PAID $ 1.98
PROTESTED
TOTAL $ 1.98
E. W. CRALL
COUNTY CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record this 19th day of April A.D. 1963 at 9:00 A.M.
Noted in Book 3575 Page 481
Recording Fee $ 2.00
Register
Deputy Register

(Murphree Mortgage Co.)

MILDRED R. WARREN

To

EBON C. WARREN & WIFE,

411

COLEMAN LAND COMPANY

Warranty Deed

Prepared by 1794

($9,650.00)

TENNESSEE TITLE CO.

K 3575

G 481