K 3577

G-162040

TENNESSEE TITLE COMPANY

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

TEN AND 00/100---------- DOLLARS

cash in hand paid by ROBERT G. COFFEE AND WIFE, ELNA E. COFFEE

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

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 the south 50 feet of the north 150 feet more or less of Lot No. 6 on the Map of the Waverly Land Company Plan called "Waverly Place," of record in Book 57, page 95, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of Beach Street or Avenue, and extends back 177 feet more or less on the north line and 175 feet more or less on the south line to an alley in the rear on which it measures 50 feet.

This tract is improved and known as 1904 Beech Avenue, Nashville, Tenn. Parcel No. W16-4350. Send tax statements to: United Mortgagee Servicing Corporation, 702 Duke Street, Norfolk, Virginia.

Being the same property conveyed to Hattie Aicklen Jacobs, sole and separate estate, by deed from J. D. Pope and wife, of record in Book 447, page 68, 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, except the 1963 taxes which have been prorated and payassumed by the Grantees.

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 July 19 63

Hattie Aicklen Jacobs

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 1.38
PROBATE
TOTAL $ 1.38

Personally appeared before me, Elizabeth Young Notary Public in and for said County and State, the within named Hattie Aicklen Jacobs, JUL 19 1963

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

the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of July 19 63

Commission expires August 1, 1965

Elizabeth Young
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From
HATTIE AICKLEN JACOBS

To
ROBERT G. COFFEE ET UX

Medlin Realty Company

Received for record JUL 18 A.D. 1963 at 11:25 o'clock A.M. and recorded in Book 1195 Page 965
Recording Fee $ 2.00
R. E. RICHTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE
R. E. Richter, Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Agent

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 614