BK 3612

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by Robert C. Balthrop and wife, Lavergne H. Balthrop

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

Said Lot No 189 fronts 55 feet on the easterly side of Panorama Drive and extends back between parallel lines 125 feet to a dead line.

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, Eleanise 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 CORPORATE, the within named bargainor, a 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.

STATE TAX $ 16.54
TOTAL $ 17.04

AUG 8 1963
W. O. CRALL
COUNTY COURT CLERK

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

My commission expires 1-25-66

Eleanise Bailey
Notary Public.

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received in Book
Recorded in Book
Recording Fee $

TLE COMP
TENNESSEE

4/17 $11,025.00

Warranty Dee

From 78892

COLEMAN LAND COMPANY

To

ROBERT C. BALTHROP, ET UX

(Murphree Mortgage Co.)

PG 145