WARRANTY DEED | **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Oak Hill 185
SEND TAX NOTICES TO: Murphree Mortgage Co.
ADDRESS: 226 Third Ave., North, Nashville, Tenn.

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

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Anna Skulley Coakley, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantee of the unpaid balance of the original Deed of Trust as of record in Book 2213, page 287, R.O.D.C., to Ferris C. Bailey, Trustee, to secure Murphree Mortgage Company, the payment of one note dated August 18, 1953, in the original principal amount of $11,700.00, payable in monthly installments of $65.05, each, including principal and interest at the rate of 4½% per annum beginning September 1, 1953, Balance August 1, 1973.

We, H. B. Scott and wife, Susan Scott,

________ **have bargained and sold, and by these presents do transfer and convey unto the said** Anna Skulley Coakley, for her sole and separate use, free from the marital rights, debts and contracts of her present, or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole, her 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. 21 on the Plan of Southmeade as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 21 fronts 123 feet on the westerly side of Prescott Road and runs back 335.2 feet on the northerly line and 380 feet on the southerly line, to a dead line, which is a broken line, measuring 130.8 feet thereon.

Being the same property conveyed to H. B. Scott and wife, Susan Scott, by deed from Glencliff Homes, Inc., of record in Book 2157, page 477, Register's Office for said County.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

No.	Street	City	Zone	State
Lot No. 21	4313 Prescott Drive,	Nashville,		Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anna Skulley Coakley, her **heirs and assigns, forever.**

And we **do covenant with the said** Anna Skulley Coakley **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**, except hereinabove set forth.

And We, H. B. Scott and wife, Susan Scott, **do further covenant and bind** ourselves & our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Anna Skulley Coakley her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 9th **day of** August, 1963.

H B Scott
Susan Scott