3762

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - - - TEN & NO/100- DOLLARS

Cash in hand paid by James D. Cole and wife, Patricia Ann Cole, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, C. W. Burns and wife, Helen Burns, have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. COLE AND WIFE, PATRICIA ANN COLE, their 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 part of Lot No. 10 on the Plan of H. E. Simpkins' Division of the L. G. Curtis Lands, of record in Book 547, page 39, Register's Office for said County, described according to a survey by D. E. Boner, Surveyor, dated November 29, 1963, as follows:

Beginning at a point in the southerly margin of Lincoln Avenue, being north 58° west 180 feet from the common corners of Lots Nos. 8 and 10 in said subdivision; thence south 32° west 200 feet to a point; thence north 58° west 60 feet to a point; thence north 32° east 200 feet to a point in the south margin of said Lincoln Avenue thence along said margin south 58° east 60 feet to the point of beginning.

Being part of the property conveyed to C. W. Burns and wife, Helen Burns, by deed from Helen Morgan Carr Barnes, of record in Book 3219, page 451, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Cole and wife, Patricia Ann Cole, their heirs and assigns, forever.

And we do covenant with the said James D. Cole and wife, Patricia Ann Cole 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, C. W. Burns and wife, Helen Burns, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James D. Cole and wife, Patricia Ann Cole, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of May 1964

Helen Burns

C W Burns

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