BK 3766

WARRANTY DEED

For and in consideration of the sum of ----------Ten and No/100----------
----------($10.00)---------- *DOLLARS*
cash in hand and other good and valuable considerations, the receipt of which is hereby acknowledged. And the assumption of a mortgage of record in Book 2422, page 411 Register's Office of Davidson County, Tennessee securing Phoenix Mutual Life Insurance Company

We, Luther M. Cole and wife Helen A. Cole
have bargained and sold, and by these presents do transfer and convey unto the said
Mrs. Frances K. Limbert, a widow
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the Eighth Civil District of Davidson County, Tennessee,, being Lot No. 64 on the Plan of Brook Meade, Section I, of record in Book 2133, page 77, Register's Office for said County.

Said Lot No. 64 fronts 138.1 feet on the northerly side of Davidson Road and extends back 330 feet on the easterly line and 238 feet on the westerly line to a dead line, measuring 171 feet thereon.

Being the same property conveyed to Luther M. Cole and wife, Helen A. Cole by deed from Francis L. Fly, Sr., et ux and James E. Parham, Jr., et ux of record in Book 2439, page 291 in 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 Mrs. Frances K. Limbert, a widow
her *heirs and assigns, forever.*

And we *do covenant with the said* Mrs. Frances K. Limbert, a widow,
that we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*
Except as above stated and for the 1964 taxes both of which are assumed by the buyer.

And Luther M. Cole and wife, Helen A. Cole
do further covenant and bind their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mrs. Frances K. Limbert, a widow
her *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* their *hands this* 1st *day of* June, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Luther M. Cole Jr.

Helen A. Cole

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alfred B. Floyd, Jr., a Notary Public in and for said County and State, Luther M. Cole and wife, Helen A. Cole

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1964.

Alfred B. Floyd, Jr. Notary Public

Commission expires April 26, 1965.

PG 91