BK 3768

WARRANTY DEED

For and in consideration of the sum of Five and No/100 ($5.00) - - - - - - - - -
- *DOLLARS*
cash in hand paid to VIRGINIA CATHERINE COLTRANE, an unmarried woman, and WILLIAM BRANSON COLTRANE and wife, RUTH COLTRANE, by MARY C. CALHOUN and JENNIE A. YOUNGBLOOD, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we *have bargained and sold, and by these presents do transfer and convey unto the said* Mary C. Calhoun and Jennie A. Youngblood, their *heirs and assigns,* a 1/4th undivided interest each in *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 1 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.
Said part of Lot. No.1 fronts 100 feet on the westerly side of Sneed Avenue and runs back along the southerly margin of Hobbs Road 295 feet to the easterly margin of a 5 foot reserved strip.
Being the same property conveyed to Muriel Coltrane, Jennie A. Youngblood and Mary C. Calhoun by deed from Clark B. Rollins, Jr. and wife, Margaret Rollins, dated May 31, 1963 and recorded in Book 3570, page 493, Register's Office for said county. The said Muriel Coltrane being now deceased and William Branson Coltrane and Virginia Catherine Coltrane being devisees under her last Will and Testament which is of record in Will Book 81, page 60, Probate Court of Davidson County, 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 Mary C. Calhoun and Jennie A. Youngblood, their *heirs and assigns, forever.*

And we *do covenant with the said* Mary C. Calhoun and Jennie A. Youngblood *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 for 1964 taxes and a first mortgage lien, both of which are assumed by the grantees.

And we, Virginia Catherine Coltrane and William Branson Coltrane, etux *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary C. Calhoun and Jennie A. Youngblood, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 16th *day of* June, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruth Coltrane (signature)
Ruth Coltrane

Virginia Catherine Coltrane (signature)
Virginia Catherine Coltrane

William Branson Coltrane (signature)
William Branson Coltrane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mildred V. King, *a Notary Public in and for said County and State,* Virginia Catherine Coltrane and William Branson Coltrane, etux
*the within named bargainor*s, *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* 16th *day of* June *19*64

Mildred V. King (signature) *Notary Public*

Commission expires 4-25-66

PG 459