WARRANTY DEED

BOOK 3830 PAGE 189

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Coggins, Sr. (NAME)	James J. Coggins, R. (NAME)	W9-16D-12290
812 Kirkwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	812 Kirkwood Avenue (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ----------($10.00) ----
---------- *DOLLARS*

cash in hand paid by James J. Coggins, Sr. and wife, Lillian Cox Coggins, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John L. Donnelly, Jr. and wife, Rita Whitehead Donnelly,

have bargained and sold, and by these presents do transfer and convey unto the said James J. Coggins, Sr. and wife, Lillian Cox Coggins, 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. 42 on the Map of Kirkwood Heights, of record in book 1130, page 17, Register's Office for said County.
Said lot No. 42 fronts 73 feet on the northerly side of Kirkwood Avenue and runs back between parallel lines 180 feet to an alley.
Being the same real property conveyed to John L. Donnelly, Jr. and wife, Rita Whitehead Donnelly, by deed from John L. Donnelly, Sr. and wife, of record in book 2695, page 575, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, ditch across front of premises, and 60-foot building setback line from Kirkwood Lane, as shown on plan of record in book 1130, page 17, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 1140, page 45, said Register's Office.

This is improved (X) unimproved ( ) property, known as 812 Kirkwood Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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 J. Coggins, Sr. and wife, Lillian Cox Coggins, their *heirs and assigns, forever.*

And we *do covenant with the said* James J. Coggins, Sr. and wife, Lillian Cox Coggins, *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 *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 J. Coggins, Sr. and wife, Lillian Cox Coggins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd *day of* September, *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.*

John T. Connelly, Jr.

Rita Whitehead Connelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cora C. Walker, a Notary Public in and for said County and State, the within named John L. Donnelly, Jr. and wife, Rita Whitehead Donnelly,

the 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 22nd day of September, 1964.

Cora C. Walker, Notary Public.

Commission Expires July 31, 1967.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 15.75
PROBATE .50
TOTAL $16.25

NOV 9 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 9 - 1964

57559

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 9 9 10 AM '64

NOTED [illegible] PAGE 373
RECORDING FEE 1.00
DEP. REG. [illegible]

FILED FOR INTERNAL REVENUE

WARRANTY DEED

FROM

John L. Donnelly, Jr. et ux.

TO

James J. Coggins, Sr. et ux.

$ 19,500

