BOOK 3930 PAGE 215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John D. Coombs (NAME)	John D. Coombs (NAME)	8405, Oak Hill
812 Crestwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Map 132-5
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 49

For and in Consideration of the sum of Twenty-three Thousand Five Hundred and No/100 --- ---------- ($23,500.00) ----------*DOLLARS*

cash in hand paid by John D. Coombs and wife, Catherine F. Coombs, the receipt of which is hereby acknowledged,

This Instrument Was Prepared By
Phillip Sandon
Of The Law firm Pedigo & Saindon
Stahlman Building, Nashville, Tennessee

We, John W. Washington and wife, Elizabeth H. Washington,

have bargained and sold, and by these presents do transfer and convey unto the said John D. Coombs and wife, Catherine F. Coombs, 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. 16 on the map of Crestwood Acres, as of record in book 1130, page 60, Register's Office for said County.
Said lot No. 16 fronts 145.2 feet on the northerly side of Crestwood Drive and runs back 310.8 feet on the easterly line and 313.5 feet on the westerly line to a dead line, measuring 145.2 feet thereon.
Being the same real property conveyed to John W. Washington and wife, Elizabeth H. Washington, by deed from Emmett N. Kennon, Jr. and wife, of record in book 2244, page 347, said Register's Office.

This conveyance is made subject to easement for public utilities and 75-foot building setback line as shown on plan of record in book 1130, page 60, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in deed of record in book 1298, page 535, and to restrictive covenants contained in instrument of record in book 1318, page 622, and to additional restriction contained in deed of record in book 2243, page 455, Register's Office for said County.

This is unimproved ( ) / improved (X) property, known as ..... (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 John D. Coombs and wife, Catherine F. Coombs, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* John D. Coombs and wife, Catherine F. Coombs, *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 taxes for the year 1965 which are prorated and assumed by grantees

And we, John W. Washington and wife, Elizabeth H. Washington, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John D. Coombs and wife, Catherine F. Coombs, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 19th *day of* August, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Washington

Elizabeth H. Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* John W. Washington and wife, Elizabeth H. Washington,

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* 31 *day of* August, *19* 65.

Alice M. Mahon, *Notary Public.*

Commission Expires April 25, 1966

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 .....

WARRANTY DEED

FROM

John W. Washington, et ux

TO

John D. Coombs, et ux

95688

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 1 12 23 PM '65

NOTED: BOOK 112 PAGE 361
RECORDING FEE $ 2.00
DEP. REG. M

STATE TAX $ 35.75
PROBATE .50
TOTAL $ 35.75

SEP 1 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 1 - REC

C7