507
Nashville, Tenn.

BOOK 4095 PAGE
MAP 25
PAR 19 M.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create A Tenancy By The Entirety in William M. Coleman and wife, Roulene S. Coleman

We, William M. Coleman

have bargained and sold, and by these presents do hereby transfer and convey unto Robert L. Ballow, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: A tract of land in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, described according to a copy of a survey by James A. Hamilton, Jr., Surveyor, January 20, 1948, as follows:

Beginning at a point in the center line of Dry Creek Road, 225 feet west of the southwest corner of Joe Williams' Tract, formerly Oliver Cunningham's; thence northerly along a fence line 305 feet; thence westerly 200 feet; thence southerly 305 feet to the center line of Dry Creek Road; thence along the center of said Road, easterly 200 feet to the beginning.

Being the same property conveyed to William M. Coleman by deed from Tifford W. Wheeler and wife, Ona Mai Wheeler, of record in Book 4010, page 883.

This conveyance is made subject to: (1) an easement for right-of-way of Dry Creek Road lying within boundaries of premises, and (2) an easement for a sub-surface water line across premises, as set out in deed from W. J. Byram and wife, to Floyd T. Lee and wife, of record in Book 1512, page 349.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Robert L. Ballow, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, William M. Coleman do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert L. Ballow, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Robert L. Ballow, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto William M. Coleman and wife, Roulene S. Coleman, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said William M. Coleman and wife, Roulene S. Coleman, their heirs and assigns, forever.

And I do covenant with the said William M. Coleman and wife, Roulene S. Coleman I Robert L. Ballow am lawfully seized and possessed of said land and have a good right to convey it.

And I, Robert L. Ballow, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said William M. Coleman and wife, Roulene S. Coleman, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of January, 1967.

William M. Coleman

Robert L. Ballow
Trustee.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kay F Crabtree, a Notary Public in and for said County and State, the within named, William M. Coleman, 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 12th day of January, 1967

Kay F Crabtree
Notary Public.

My commission expires: 1-24-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kay F Crabtree, a Notary Public in and for said County and State, the within named Robert L Ballow, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of January, 1967

Kay F Crabtree
Notary Public.

My commission expires: 1-24-70

Deed

From: WILLIAM M. COLEMAN

to: ROBERT L. BALLOW, Trustee.

AND

From: ROBERT L. BALLOW, Trustee.

to: WILLIAM M. COLEMAN and wif

ROULENE S. COLEMAN

STATE TAX $ 1.80
PROBATE $ 2.20
TOTAL 4.00

JAN 23 1967

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

PAID JAN 23 1967

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 23 3 11 PM

NOTE BOOK 115 PAGE

RECORDING FEE $ 3.00

DEP. REG. .20

5 8 1 5

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE