Tax Parcel W7-3340

BOOK 4176 PAGE 745

WARRANTY DEED

Prepared by:
William R. King, Attorney
General Services Administration
Atlanta, Georgia

Map 93-10
Par. 2 pw

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WHEREAS, MATTIE WYATT COOMBS and MARGARET ELIZABETH COOMBS are each vested with a one-half undivided interest in certain lands in Davidson County, Tennessee as devisee under the Will of James Hudson Coombs and devisee under the Will of Daniel Hargett Coombs, respectively.

WHEREAS, MATTIE WYATT COOMBS and MARGARET ELIZABETH COOMB entered into a contract on January 28, 1967 to convey their interest in said property to the UNITED STATES OF AMERICA.

NOW THEREFORE, this indenture, made this the 29th day of September, 1967, between MATTIE WYATT COOMBS, a widow and MARGARET ELIZABETH COOMBS, a widow, tenants in common, Grantors, and the UNITED STATES OF AMERICA, Grantee.

WITNESSETH:

That the Grantors, for and in consideration of the sum of NINETY-NINE THOUSAND AND NO/100 DOLLARS ($99,000.00) to them in hand paid by the Grantee, receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed, and by these presents do grant, bargain, sell and convey unto the UNITED STATES OF AMERICA and its assigns, all that certain piece, parcel or tract of land in the County of Davidson, State of Tennessee, containing 0.274 acre, more or less, bounded now or formerly as follows:

On the Northeast by lands of U. S. Courthouse Credit Union,, on the southeast by lands of Nashville Post No. 5 of Department of Tennessee American Legion, on the southwest by 9th Avenue South, and on the northwest by McGavock Street, being the west corner of Lot No. 22 on the plan of Southfield lots as of record in Book N, page 459, Register's office for Davidson County, Tennessee, and also being a portion of the property conveyed to Dan H. Coombs and J. Hudson Coombs by Deed from the Trustees of First Cumberland Presbyterian Church as of record in Book 911, page 372, Register's office of said county, and being more particularly described as follows:

BEGINNING at a brass disc set in concrete at the intersection of the northeast right-of-way of 9th Avenue South and the southeast right-of-way line of McGavock Street; thence N 56°37' E along the southeast right-of-way line of McGavock Street 119.95 feet to a point, which is the westerly corner of the land of the U. S. Courthouse Credit Union; thence S 32°32' E 99.91 feet along the southwesterly boundary of said Credit Union land to a point, said point being the southerly corner of said Credit Union lands;

NO STATE TAX DUE
OCT 2 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

G-195267

thence S 56°38' W 119.45 feet along the boundary of lands of Nashville Post No. 5 of Department of Tennessee American Legion, to a point on the northeast right-of-way line of 9th Avenue South; thence N 32°49' W along the northeast right-of-way line of 9th Avenue South 99.86 feet to the point of beginning.

TOGETHER WITH all right, title and interest of the Grantors in and to any alleys, streets, ways, strips or gores abutting or adjoining the land described herein.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the right, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the UNITED STATES OF AMERICA and its assigns, forever.

Each Grantor conveys, covenants and warrants for herself, and not one for the other, unto the UNITED STATES OF AMERICA and its assigns, that as to her own undivided one-half interest, she is lawfully seized of an indefeasible estate in fee in the premises hereby conveyed; that she has good right to convey the same, that the said premises are free and clear of any encumbrances; and that she will forever warrant and defend the title to said premises, unto the UNITED STATES OF AMERICA and its assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

Margaret Elizabeth Coombs
MARGARET ELIZABETH COOMBS

Mattie Wyatt Coombs
MATTIE WYATT COOMBS

STATE OF GEORGIA)
)
COUNTY OF FULTON)

On this the 28th day of September, 1967, before me, the undersigned notary public, personally appeared MARGARET ELIZABETH COOMBS, satisfactorily proven to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the same as her free act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Montene W. Hudson
Notary Public
Georgia, State at Large
My Commission expires 2-23-69

NOTARY PUBLIC STATE AT LARGE GA MONTENE W. HUDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 29th day of September, 1967, before me, the undersigned notary public, personally appeared MATTIE WYATT COOMBS, satisfactorily proven to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the same as her free act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

L. S. Richardson
Notary Public
My Commission expires April 25, 1970.



90470

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 2 11 30 AM '67
NOTED: BOOK 117 PAGE 419
RECORDING FEE $ 4.50
DEP. REG. m