Map 119-7
Par. 114
PW

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the love and affection that we have for our daughter, Jo Ann Coaker Brannon, we, the undersigned, George M. Coaker and wife, Catherine S. Coaker, have bargained and sold, and do hereby transfer and convey unto George M. Coaker, Catherine S. Coaker, and Jo Ann Coaker Brannon, their heirs and assigns, forever, as joint tenants with full right of survivorship; that is to say, in the event of the death of one of the grantees, the other two shall be the sole owners of said property and in the event of the death of the second grantee, the survivor shall become the sole owner of said property; that certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for said county.
>
> Said Lot No. 19 described as follows: BEGINNING at a point in the westerly margin of Glenmont Drive, the same being a common corner of Lots 19 and 20; thence with the dividing line between Lots 19 and 20 westwardly 170 feet to a monument; thence northwardly with the dividing line between Lots 19 and 55; 142.5 feet to a point in the southerly margin of Glenrose Avenue eastwardly 145.9 feet to a monument; thence to the right around a curve, 46.02 feet to a monument in the westerly margin of Glenmont Drive; thence with the westerly margin of Glenmont Drive, southwardly 109.5 feet to the point of beginning. Being the same property conveyed to Vernon S. Quanbeck and wife, Doris M. Quanbeck by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2640, page 93, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, and title thereunto belonging unto the said George M. Coaker, Cathernine S. Coaker, and Jo Ann Coaker Brannon, their heirs and assigns, forever, as joint tenants with full right of survivorship as set forth in the granting clause hereof.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, forever, to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 26th day of August, 1971.

George M. Coaker
GEORGE M. COAKER

Catherine S. Coaker
CATHERNINE S. COAKER

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 1100. Affiant Edward C. White
Subscribed and sworn to before me this 31st day of August 19 71
Deputy Register J. C. Head

STATE OF TENNESSEE)
SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for the said County and State, the within named George M. Coaker and wife, Catherine S. Coaker, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 26 day of August, 1971.

Edward C. White
Notary Public

My Commission Expires:
8-19-1974

B 2 8 9 1 4

IDENTIF. REFERENCE

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Aug 31 1 55 PM '71

This instrument prepared by:
Edward C. White
Attorney at Law
5203 Charlotte Avenue
Nashville, Tennessee 37209

AUG 31 - COMP
AUG 31 - STAX *1,100.00
AUG 31 - RFEE
MDEED

A* 2.86
1* .50
1* 4.00
* 7.36