This instrument prepared by Jent & Wells, Attorneys, Lafayette, Tennessee

WARRANTY DEED—SHORT FORM. (Box 956-2) BOOK 4682 PAGE 323 MARSHALL & BRUCE, NASHVILLE, TENN.

54-13
211
PW

For and in Consideration of the sum of ($1.00)

One and No/100---------- **Dollars,**

Cash in hand paid by Earlene Coons to Grace East, the receipt of which is hereby acknowledged and for the further consideration of the love and affection that I, Grace East have for my daughter, Earlene Coons.

I, Grace East **have bargained and sold, and by these presents do transfer and convey unto the said** Earlene Coons, her **subject to the reservation as herein set out** **heirs and assigns,** a certain tract **or parcel of land in** Davidson **County, State of Tennessee, as follows:**

Being Lot No. 5 on the Plan of Edgemeade Farms, as of record in Book 3600, page 69, R.O. D.C. Tennessee.
Said lot No. 5 fronts 60 feet on the southerly side of Aurora Avenue and runs back between lines, 177.6 feet on the westerly side and 183.1 feet on the easterly side, to a line at the rear on which it measures 60. 1 feet thereon.

This being the same property conveyed to Grace East by deed from Carson C. Driver, Jr. and wife, Doris B. Driver, dated December 11, 1969, and recorded in Book 4387 page 49, Register's Office, Davidson County, Tennessee.

The said Grace East reserves a life estate in and to the above described property, with fee simple title passing to Earlene Coons at the death of Grace East.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $12500.00. Affiant Grace East
Subscribed and sworn to before me this 21 day of Feb 1973
Deputy Register A. W. Rigg

New Owner:
Earlene Coons
216 Aurora Ave.
Madison, Tenn.

Send Tax Bills:
Same

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Earlene Coons, her heirs and assigns, forever. And I do covenant with the said Earlene Coons that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said land to the said Earlene Coons, her heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property hereto conveyed to secure all the deferred payments of purchase money.

Witness my hand, this 20th. day of February, 19 73

Witness: X. Grace East

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

BOOK 1682 PAGE 324

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

CONV 12,500.00
STAX A* 32.50
PRFEE A* .50
WDEED A* 4.00 * 37.00

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein named.

Witness my hand, at office, this day of , 19

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, MACON COUNTY

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

Grace East

the bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Lafayette

Tennessee, this 20th. day of February , 1973

My Commission Expires April 22 , 19 74

Brenda Miller
Notary Public.

Brenda Miller

Warranty Deed

FROM Grace East

To Earlene Coons

STATE OF TENNESSEE COUNTY.

Register's Office

Received for record the ..... day of ....., A.D. 19....., at ..... o'clock ..... M. Noted in Note Book ....., page ....., and recorded in Book ....., of Deeds ....., Vol. ....., Page ....., Fee Paid, $ ..... Witness my hand, ..., Register.

State Tax . . . . . $ .....
Clerk's Fee . . . . . $ .....
Total . . . . . $ .....
Paid this ..... day of ....., 19.....

County Court Clerk.

(Box 956-2) MARSHALL & BRUCE-NASHVILLE

B 9 5 4 1 5

STATE OF TENNESSEE, ... COUNTY.

Register's Office, ..., 19.....

I, IDENTIF. REFERENCE, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office in Book No. 1973, page .....; that they were received FEB 21 10 12 AM ....., 19..... at ..... o'clock ..... M., and entered in Note Book ....., Page .....

DAVIDSON COUNTY, TENN.

.....
Register.