K 1454

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 ---------- FIVE & NO/100 ---------- DOLLARS Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, receipt of which are also acknowledged, and the assumption of a loan in the principal balance of $18,580.83 of a Deed of Trust executed by Ira E. Parker and wife, to E. E. Murrey, Trustee, of record in Book 1253, page 190, to secure 1st Mortgage Company, one note dated August 1, 1945, for $20,000.00 with interest at 4% per annum, both principal and interest payable $148.00 monthly, beginning October 1, 1945, balance August 1, 1960. By an instrument of record in Book 1183, page 232, the above debt was assigned to State Life Insurance Company. We, Bruce P'Pool and wife, Stella Mai P'Pool, have bargained and sold, and by these presents do transfer and convey unto the said C. C. Cowan and wife, Margaret Hays Cowan, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described according to a survey and plat thereof made by W. B. Southgate, Surveyor, not of record, as follows:

Beginning in the center of the Golf Club Road, formerly called Whitland Avenue, being the northeast corner of 22.22 acres of land conveyed to H. E. Richardson by deed of record in Book 518, page 659, Register's Office for said County, and being the northwest corner of the Cartwright or Hampton tract of land; thence with the west line of said Hampton Tract South 9½ deg. East 424 feet to the northeast corner of Lot No. 4 on the unrecorded plan showing subdivision of the south part of a 6.28 acre tract; thence with the northerly lines of Lots Nos. 4, 3, 2 and 1 on said unrecorded plan, South 85 deg. West 379 feet to the easterly line of the property conveyed to William F. Lampe by deed from Ira E. Parker and wife, of record in Book 639, page 268, Register's Office for said County; thence with Lampe's easterly line, North 1 deg. East 426.2 feet more or less, to the center of said road; thence with the center of said road, North 85½ deg. East 318 feet more or less to the beginning.

Being the same property conveyed to Bruce P'Pool and wife, Stella Mai P'Pool by deed from Ira E. Parker and wife, of record in Book 1425, page 206, Register's Office for said County.

Subject to title to that portion of the premises embraced within the bounds of any roads or highways.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. C. Cowan and wife, Margaret Hays Cowan, their heirs and assigns, forever.

And we do covenant with the said C. C. Cowan and wife, Margaret Hays Cowan, 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 taxes assessed against said property for the year 1947 which have been prorated as of date hereof and are now hereby assumed by the purchaser.

And we, Bruce P'Pool and wife, Stella Mai P'Pool do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. C. Cowan and wife, Margaret Hays Cowan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 1st day of March, 1947.

Bruce P'Pool

Stella Mai P'Pool

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B. Overton, a Notary Public in and for said County and State, the within named Bruce P'Pool and wife, Stella Mai P'Pool, the bargainor, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1947.

Jessie B. Overton
Notary Public

Commission expires October 12, 1950.

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