K 1586

25087

WARRANTY DEED

From Vernon H. Dixon and wife

Marie B. Dixon

To

James A. Cogar

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 27 day of Aug 1964 at 1:24 o'clock P.M.

Filed in Book 1586 Page 523

Recorded in Book Fee

Recording Fee $1.50

By Dep. Reg.

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

Warranty Deed

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of

Four Hundred Fifty ($450.00) and 00/00 DOLLARS

cash in hand to us paid, receipt of which is hereby acknowledged.

We have bargained and sold, and by these presents do transfer and convey unto the said James A. Cogar (unmarried)

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of B. J. Farrar's Mt. Nebo Subdivision, as of record in Book 57, page 124, Register's Office for said County. Said Lot No. 34 fronts 25 feet on the south side of Merry Street, sometimes called Benson, or Watkins Street or Avenue, and runs back between parallel lines 93 3/4 feet to a dead line.
Being the same property conveyed to Vernon H. Dixon by deed from Jesse W. Johnson Sr. and wife, of record in Book 1085, page 96, said Register's Office.

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