K 1644

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - - - 7600.00 - - - - - - - - - - - - -

- - - - - - - - - - - SEVEN THOUSAND SIX HUNDRED AND NO/100 - - - - - - - - DOLLARS

Cash in hand paid, by Robert J. Rayburn and wife, Rita B. Rayburn, the receipt of which is hereby acknowledged,

We, Lindon T. Cooksey and wife, Lillie B. Cooksey

have bargained and sold, and by these presents do transfer and convey unto the said Robert J. Rayburn and wife, Rita B. Rayburn their 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. 35 on the Map of T. I. Ward Resubdivision of Certain Lots in Williams and Hayes Company Belleview Plan, as of record in Book 974, page 48, Register's Office for said County.

Said Lot No. 35 fronts 56 feet on the easterly side of Jewel Street and runs back between lines, 306 feet on the north line along the south margin of Blue Ridge Drive and 295.16 feet on the south line to the west right-of-way of the L. & N. Railroad on which is measures 57.3 feet, excepting, however, a small triangular out of the northwest corner of said lot taken for the intersection of Jewel Street and Blue Ridge Drive shown on said plan.

Being part of the property conveyed to Lindon T. Cooksey and wife, Lillie B. Cooksey, by deed from Dan Leech and wife, of record in Book 1629, page 305, said Register's Office.

This conveyance is subject to all easements, restrictive covenants, and setback lines as are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert J. Rayburn and wife, Rita B. Rayburn their heirs and assigns, forever.

And we do covenant with the said Robert J. Rayburn and wife, Rita B. Rayburn 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.

And We, Lindon T. Cooksey and wife, Lillie B. Cooksey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert J. Rayburn and wife, Rita B. Rayburn, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of October, 1948

Lindon T. Cooksey

Lillie B. Cooksey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Lindon T. Cooksey and wife, Lillie B. Cooksey

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1948

My Commission Expires July 9th, 1951

Joe W. Rives
Notary Public

G 357