1645

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $----------7300.00----------

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

Cash in hand paid by J. B. Johnson and wife, Sadie Adelia Hutchinson Johnson, 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 J. B. Johnson and wife, Sadie Adelia Hutchinson Johnson

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. 34 on the Map of T. I. Ward's Resubdivision of Certain Lots in Williams & Hayes Company's Belleview Plan, as of record in Book 974, page 48, Register's Office for said County.
Said Lot No. 34 fronts 56.1 feet on the easterly side of Jewel Street and runs back 295.16 feet on the northerly line and 281.3 feet on the southerly line, to the westerly right-of-way line of the Louisville & Nashville Railroad, measuring 58.4 feet thereon.
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 303, said Register's Office.

This conveyance is subject to all easements, restrictive covenants, and set-back 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 J. B. Johnson and wife, Sadie Adelia Hutchinson Johnson, their heirs and assigns, forever.

And we do covenant with the said J. B. Johnson and wife, Sadie Adelia Hutchinson Johnson 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 J. B. Johnson and wife, Sadie Adelia Hutchinson Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of November, 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

the bargainor S., 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 3rd day of November, 1948

Commission expires July 9, 1951.

Joe W. Rives
Notary Public

43