K 1678

WARRANTY DEED

For and in consideration of the sum of

Two Thousand Fifty ($2,050.00) and no/100 - DOLLARS

cash in hand paid by William T. Cotten and wife, Ellen S. Cotten, the receipt of which is hereby acknowledged.

I, Mrs. Marion Seger Judd

have bargained and sold, and by these presents do transfer and convey unto the said William T. Cotten and wife, Ellen S. Cotten, their

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

Being lot No. 12 of block "A" on the Final Plat of the Walter Stokes Home Place, as of record in book 974, page 92, Register's Office for said County.
Said lot No. 12 fronts 100 feet on the northerly side of Stokes Lane and runs back between parallel lines 206 feet to a dead line.
Being the same property conveyed to Mrs. Marion Seger Judd by deed from John E. Grewar and wife, of record in book 1542, page 459, said Register's Office.

This conveyance is made subject to restrictive covenants contained in book 662, page 807, and book 749, page 208, said Register's Office.

Taxes for the year 1948 to be pro-rated.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William T. Cotten and wife, Ellen S. Cotten, their

heirs and assigns, forever.

And I do covenant with the said William T. Cotten and wife, Ellen S. Cotten

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William T. Cotten and wife, Ellen S. Cotten, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of October, 19 48.

Mrs Marion S. Seger Judd

STATE OF TENNESSEE
Davidson County

Personally appeared before me, WADE SAIN, a Notary Public in and for said County and State, the within named Mrs. Marion Seger Judd

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 office, this 3rd day of January, 19 49.

Commission expires April 10, 1952

Wade Sain
Notary Public

WADE SAIN NOTARY PUBLIC DAVIDSON COUNTY

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