K 1680

For and in consideration of the sum of $2750.00 -

TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by, Oliver C. Bates, the receipt of which is hereby acknowledged,

we, Phil Cohen and wife, Sara K. Cohen have bargained and sold, and by these presents do transfer and convey unto the said Oliver C. Bates his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the north one-half of Lot No. 295 on the Map of D. T. McGavock's et al's Addition, of record in Book 21, page 41, Register's Office for said County. Said part of said lot fronts 50 feet on the easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.
Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen, by deed from Mary Edgin Hicks and husband, of record in Book 1678, page 63, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oliver C. Bates his heirs and assigns, forever.

And we do covenant with the said Oliver C. Bates 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, Phil Cohen and wife, Sara K. Cohen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Oliver C. Bates his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5thday of January, 1949.

Phil Cohen

Sara K. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James C Pickett, a Notary Public in and for said County and State, the within named Phil Cohen and wife, Sara K. Cohen

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 18 day of January, 1949

Commission expires Jan 20, 1952

James C Pickett
Notary Public

43872

WARRANTY DEED

FROM
PHIL COHEN ET UX

TO
OLIVER C. BATES

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for Record [illegible] 1949
9:20 A.M. 2443 68 1.50
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