K 1682

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For and in consideration of the sum of $ **********($15,750.00)********** FIFTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 **********DOLLARS

Paid in cash by C. W. Combs and wife, Jane C. Combs, the receipt of which is hereby acknowledged,

we, James Carl Cooper and wife, Crystal Smithwick Cooper

have bargained and sold, and by these presents do transfer and convey unto the said C. W. Combs and wife, Jane C. Combs, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being lots Nos. 19, 20, and the westerly 15 feet of lot No. 18 on the map showing the subdivision of the Draughon Tract, as of record in Book 974, Page 39, Register's Office for said County.

Said lots Nos. 19, 20, and part of lot No. 18 front together 75 feet on the northerly side of Graybar Lane and run back between parallel lines 174 feet to a dead line.

Being the same property conveyed to James Carl Cooper and wife, Crystal Smithwick Cooper, by deed from Nashville Trust Company, of record in Book 1088, Page 263, RODC, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. W. Combs and wife, Jane C. Combs, their heirs and assigns, forever.

And we do covenant with the said C. W. Combs and wife, Jane C. Combs 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, except taxes for 1949 which are assumed by the purchasers.

And we, James Carl Cooper and wife, Crystal Smithwick Cooper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. W. Combs and wife, Jane C. Combs, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of February, 1949

James Carl Cooper

Crystal Smithwick Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, I. H. Gibson, a Notary Public in and for the County and State, the within named James Carl Cooper and wife, Crystal Smithwick Cooper 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 14 day of February, 1949.

My Commission Expires October 12, 1950

I. H. Gibson
Notary Public

WARRANTY DEED

FROM James Carl Cooper et ux

TO C. W. Combs et ux

52132

DOCUMENTARY 20 20 DOCUMENTARY 20 20 DOCUMENTARY 30 20

DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 DOLLARS 10 DOCUMENTARY UNITED STATES INTERNAL REVENUE 5 5 DOCUMENTARY UNITED STATES INTERNAL REVENUE 2 DOLLARS 2

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 15 day
Recorded by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

Zone Date
Fee $
Deputy
Register

G 487