For and in consideration of the sum of $ FOUR THOUSAND EIGHT HUNDRED AND THIRTY AND NO/100.. . . . . $4,830.00. . . . . DOLLARS

Cash in hand paid 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 Joseph L. Delk and wife, Florence B. Delk

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. 353 on the map of J. M., T. J. and C. W. Harding's Addition, as of record in book 21, page 80, Register's Office for said County.
Said Lot No. 353 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Haaland Street, and runs back between parallel lines, 157 feet to an alley.
Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen, by deed from Mary Lee Malone, of record in book 1756, page 309, said Register's Office.

This conveyance is made subject to an easement for sewer across the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph L. Delk and wife, Florence B. Delk their heirs and assigns, forever.

And we do covenant with the said Joseph L. Delk and wife, Florence B. Delk 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 1949 taxes, which have been prorated and which purchaser hereby assumes.

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 Joseph L. Delk and wife, Florence B. Delk their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of December, 1949.

Phil Cohen

Sara K. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Phil Cohen and wife, Sara K. Cohen

the bargainers, 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 12th day of December, 1949.

O. G. Jones

O. G. JONES NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires July 11, 1951.

O. G. Jones Notary Public

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Rec'd for Record Dec 13 1949 at 10 A.M. Book 1782 Page 36

WARRANTY DEED

FROM
Phil Cohen and wife

Sara K. Cohen
TO
Joseph L. Delk and wife,

Florence B. Delk

WARRANTY MORTGAGE CO. OF NASHVILLE

Stamps