K 1815

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten and no/100 ($10.00) * * *
* * * * * * * * * * * * * * * DOLLARS
cash in hand paid by Frances Deckard Cotten, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged and the further consideration that said Frances Deckard Cotten has assumed and agreed to pay the balance due on a note in the original sum of $1750.00 dated February 21, 1948 and described in and secured by Deed of Trust from James E. Cotten and wife, Frances D. Cotten, to B. Roy Kennedy, Jr., Trustee, of record in Book 1571, page 601, Register's Office for Davidson County, Tennessee,

I, Frances S./ Deckard, have bargained and sold, and by these presents do transfer and convey unto the said Frances Deckard Cotten, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 59 on the Plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 23, Register's Office for said County, and a part of the Dodd Tract of land immediately east of the south part of said Lot No. 59, described together as follows:

Beginning on the northerly margin of Chicamauga Avenue at the southeast corner of the property conveyed to Robert A. Perryman and wife, by deed from Robert H. Rollins, Sr., et al, of record in Book 1286, page 476, said Register's Office; thence with said Avenue, eastwardly 50 feet to the southwest corner of Lot No. 14 of Block "B", Eastwood Addition, of record in Book 332, page 63, said Register's Office; thence with the westerly line of said lot, northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 50 feet to Perryman's northeast corner; thence with Perryman's easterly line, southwardly 150 feet to the beginning.

Being the same property conveyed to Frances S. Deckard by deed from James E. Cotten and wife, Frances D. Cotten, of record in Book 1560, Page 619, 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 Frances Deckard Cotten, her heirs and assigns, forever.

And I do covenant with the said Frances Deckard 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, except as hereinabove set out.

And I, Frances S. Deckard do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Frances Deckard Cotten, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24 day of April, 19 50.

Frances S. Deckard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julia L. Mallonee, a Notary Public in and for said County and State, the within named Frances S. Deckard, 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 Nashville, Tennessee, this 26th day of April, 19 50.

Julia L. Mallonee
Notary Public

Commission expires April 26, 1951

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