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WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of Ten Dollars cash and other valuable considerations, receipt of which is hereby acknowledged, cash in hand paid by Oscar C. ~~THOMAS~~ Tidwell and wife, Mary Louise Lea Tidwell, we, Charles W. Cook and wife, Virginia Jones Cook

have bargained and sold, and by these presents do transfer and convey unto the said Oscar C. Tidwell and wife, Mary Louise Lea Tidwell 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 lots Nos. 54 and 55 on the Revised Plat of the New Golf Club Subdivision, as of record in book 421, page 185, and the easterly part of lots Nos. 67 and 68 on the plat of the New Golf Club Subdivision, as of record in book 421, page 104, Register's Office for said County, described together as follows: Beginning at the southwest corner of Warner Place and Highland Avenue, being the northeast corner of lot No. 67; thence with the southerly margin of Warner Place, westwardly 131 feet to the northeast corner of the property conveyed to Elmer E. Wilson and wife by deed from Robert Rives and wife, of record in book 766, page 42, said Register's Office; thence with Wilson's easterly line, southwardly 208 feet, more or less, to the northerly line of lot No. 55 on the Revised Plan of the New Golf Club Subdivision, as of record in book 421, page 185, said Register's Office; thence with the northerly line of lot No. 55, westwardly 125 feet to the southwest corner of the Wilson property; thence with the west line of lots Nos. 55 and 54, southwardly 200 feet to the corner of lots Nos. 53 and 54; thence with the line between said two lots, eastwardly 250 feet to the westerly margin of Highland Avenue; thence with said Avenue, northwardly 365½ feet to the beginning.

Said lot No. 55 and part of lots Nos. 67 and 68 being the same property conveyed to Charles W. Cook and wife, Virginia Jones Cook, by two deeds, one from W. B. Sneed and wife, of record in book 1166, page 178, and the other from Bransford Realty Company, of record in book 935, page 530, and said lot No. 54 being the same property conveyed to Virginia J. Cook by deed from Emile Petrone, Sr. and wife, of record in book 1416, page 93, said Register's Office.

Subject to restrictions of record in book 653, page 112, book 641, page 327, and restrictions established by the City of Belle Meade.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oscar C. Tidwell and wife, Mary Louise Lea Tidwell their heirs and assigns, forever.

And we do covenant with the said Oscar C. Tidwell and wife, Mary Louise Lea Tidwell 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 for 1950 taxes which have been prorated and assumed by the grantees.

And we, Charles W. Cook and wife, Virginia Jones Cook do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Oscar C. Tidwell and wife, Mary Louise Lea Tidwell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of June, 19 50.

Charles W Cook

Virginia Jones Cook

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eileen F. Wagers, a Notary Public in and for said County and State, the within named Charles W. Cook and wife, Virginia Jones Cook

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 1st day of June, 19 50.

Commission expires May 23, 1953

Eileen F. Wagers
Notary Public

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