2044

For and in consideration of the sum of $ 10.00 -

Ten and no/100 - **DOLLARS**

cash in hand paid by, Julia Otey, and other good and valuable considerations,

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

Julia Otey

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 an unnumbered and unnamed tract of land marked "W. T. Selley" on the map of the W. T. Selley lands, as of record in Book 1170, page 50, Register's Office for said County, and being Lot No. 2 shown on a survey made by Watkins & Murray, Surveyors, dated September 15, 1948, and described as follows:

Beginning at a stake on the northerly margin of a proposed 40 foot alley, said stake is 104.1 feet west of the westerly margin of an alley shown on a plan of the L. C. Thurman Subdivision of record in Book 510, page 147, said Register's Office; thence northerly along the line between Lots 2 and 3 shown on said survey, 170.3 feet to an iron pin; thence westerly 45 feet to an iron pin at the northwest corner of said Lot No. 2; thence southerly 170.3 feet to a stake and iron pin in the northerly margin of said Proposed 40 foot Alley; thence eastwardly along the northerly margin of said alley, 45 feet to the beginning.

Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen, by deed from Martha Lucile Dean, widow, of record in Book 2010, page 177, 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 Julia Otey

her **heirs and assigns, forever.**

And we do covenant with the said Julia Otey

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 the year 1952 which purchaser assumes and agrees to pay.

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 Julia Otey

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 27 day of April, 1952.

DOCUMENTARY 10¢

DOCUMENTARY 10¢

Sara K. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible]

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible], 19[illegible].

Commission expires [illegible]

Notary Public

66105

WARRANTY DEED

FROM

TO

Published by

REAL ESTATE INSURANCE
PHIL COHEN
[illegible] UNION ST. PHONE [illegible]
NASHVILLE, TENN

FORM 10M 11-49

APR 25 1952 3:01 P 77 569 $2.00

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