K 2095

WARRANTY DEED

For and in consideration of the sum of $10.00
---- Ten and No/100 ---------- DOLLARS
cash in hand paid by Percy Cohen and wife, Beatrice B. Cohen, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Eva Alexander Weems and husband, Sam R. Weems, and
Eva Lynn Autret and husband, Jean Autret
have bargained and sold, and by these presents do transfer and convey unto the said
-- Percy Cohen and wife, Beatrice B. Cohen, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 186 on the Plan of the north part of Noel's Subdivision of Watkins Grove, as of record in book 547, page 156, Register's Office for said County.
Said lot No. 186 fronts 208.1 feet on the southerly side of Stokes Avenue and runs back 271.4 feet on the easterly line and 329.1 feet on the westerly line, along the easterly margin of Benham Street, to the north line of lot No. 185 on which it measures 200 feet.
Being the same property conveyed to Eva Alexander Weems and Eva Lynn Autret by deed from A. D. Hagerty and wife, of record in book 1881, page 519, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from John H. Noel Jr., et al, Trustees, to James S. Miller and wife, dated June 23, 1947, filed June 23, 1947, and recorded in book 1493, page 163, RODC, Tennessee.

It is understood and agreed that the sellers will give the purchasers possession of the property on or before January 1, 1953.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Percy Cohen and wife, Beatrice B. Cohen, their heirs and assigns, forever.

And we do covenant with the said Percy Cohen and wife, Beatrice B. Cohen 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 1952 taxes which the sellers agree to pay.

And We, Eva Alexander Weems and husband, Sam R. Weems, and Eva Lynn Autret and husband, Jean Autret do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Percy Cohen and wife, Beatrice B. Cohen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of August, 19 52

Eva Alexander Weems
Sam R Weems
Eva Lynn Autret
Jean Autret

STATE OF ~~TENNESSEE~~ New York
Davidson ~~County~~ Cayuga

Personally appeared before me, Harris B. Stewart, a Notary Public in and for said County and State, the within named ~~[illegible]~~, Eva Lynn Autret and Jean Autret

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 office, this 27th day of September, 1952

Commission expires March 30 1953

Harris B. Stewart
Notary Public
HARRIS B. STEWART
NOTARY PUBLIC State of New York
County of Cayuga No. 296
Commission Expires March 30, 1953

HARRIS B. STEWART NOTARY PUBLIC CAYUGA CO., N.Y.

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