2097

E. H. BRILEY, JR
ATTORNEY

For and in consideration of the sum of $ 10.00,

- - - - - - TEN AND NO/100 - - - - DOLLARS

Cash in hand paid by the grantee herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and further consideration that the grantee herein assumes and agrees to pay a note in the sum of $13,000.00, executed by the grantors herein, payable to Provident Trust Company, as set forth therein, with interest, and secured by deed of trust of record in Book 2124, page 145, Register's Office for Davidson County, Tennessee, - -

We, James A. Cooper and wife, Helen S. Cooper, have bargained and sold, and by these presents do transfer and convey unto the said OVADA BETTERTON HILL, for her sole and separate use, free from the debts and contracts of her present or any future husband, with full power vested in her to sell, mortgage or otherwise convey, as if she were a feme sole, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Being part of Lot No. 126 on the Map of R. W. Grizzard's Subdivision of Part of the Bosley Tract, not of record, and described as follows:

Beginning at a point in the northeasterly margin of Chesterfield Avenue, at the common corner of Lots 126 and 186 on said plan; thence with the line between said lots, north 35½° east 210 feet more or less to an alley; thence with said alley north 48½° west 71 feet 4 inches, more or less to the southeast corner of the property conveyed to Hattie Blum by deed of record in Book 766, page 387, Register's Office for said County; thence with Blum's line, southwestwardly 210 feet more or less to the northeasterly margin of Chesterfield Avenue; thence with the margin of said Avenue, south 48½° east 89 feet more or less to the beginning.

Being part of the property conveyed to Elmira Moore by deed from R. W. Grizzard and wife, of record in Book 587, page 558, said Register's Office, and the same property conveyed to the grantors herein by deed from Elmira Moore, widow, of record in Book 2097, page 11, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ovada Betterton Hill, as aforesaid, her heirs and assigns, forever.

And we do covenant with the said grantee herein, 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 as herein set out, and by 1952 taxes.

And we, James A. Cooper and wife, Helen S. Cooper, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ovada Betterton Hill, as aforesaid, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9 day of October 1952.

James A. Cooper

Ellen S. Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James A. Cooper and wife, Helen S. Cooper, 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 9 day of October, 1952.

Commission expires April 15, 1953

Notary Public

WARRANTY DEED

G-86136 - mk

FROM

JAMES A. COOPER ET UX

TO

OVADA BETTERTON HILL

Published by

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