2145

For and in consideration of the sum of $ Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Earl Joseph Kirshner, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Jack J. Cohen and wife, Bessie D. Cohen,

have bargained and sold, and by these presents do transfer and convey unto the said Earl Joseph Kirshner, his 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 Lot No. 35 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the southerly side of West McKennie, formerly Dayton Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Jack J. Cohen and wife, Bessie D. Cohen by deed from William H. Gillespie and wife, Dora Mai Gillespie, of record in Book 2144, page 407, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl Joseph Kirshner, his heirs and assigns, forever.

And We do covenant with the said Earl Joseph Kirshner, 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 1953 taxes, which have been assumed by the grantee herein.

And We, Jack J. Cohen and wife, Bessie D. 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 Earl Joseph Kirshner, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of May, 1953.

Jack J. Cohen

Bessie D. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William H. Robin, a Notary Public in and for said County and State, the within named Jack J. Cohen and wife, Bessie D. Cohen, the bargainors, 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 11th day of May, 1953.

Commission expires July 11, 1956

William H. Holden
Notary Public

98771

WARRANTY DEED

FROM

Jack J. Cohen and wife,

Bessie D. Cohen

TO

Earl Joseph Kirshner

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of MAY A.D. 1953
at 11:29 o'clock A M.
Noted in Book 80 Page 236
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. ___ Dept. Reg.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

265