2149

For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - - - - - - - -

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

cash in hand paid and other good and valuable considerations the receipt all 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 a one-half interest Israel Bubis, Evelyn L. Kirshner and Alex Lucas, a one-fourth interest each their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 20 and 21 on the Plan of C. E. Raymond's Subdivision of lot No. 22 in Owens Buena Vista Addition, as of record in book 57, page 63, Register's Office for said County.
Said lots Nos. 20 and 21 front together 100 feet on the easterly side of 12th Avenue North, formerly Sangster Street, and run back between parallel lines 145 feet to an alley.
Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen by deed from Hattie Fitts Foley etal, dated December 12, 1952, of record in book 2104, page 73, 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 Israel Bubis, Evelyn L. Kirshner and Alex Lucas, as above stated their heirs and assigns, forever.

And we do covenant with the said Israel Bubis, Evelyn L. Kirshner and Alex Lucas, as above stated 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 1953 which have been prorated and purchasers assume and agree 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 Israel Bubis, Evelyn L. Kirshner and Alex Lucas, as above stated, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of June, 1953.

Phil Cohen

Sara K. 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 Phil Cohen and wife, Sara K. 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 10th day of June, 1953.

Commission expires July 11, 1956

William H. Robin
Notary Public

WARRANTY DEED

FROM
PHIL COHEN ETUX

101964

TO
ISRAEL BUBIS ETAL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 16 1953
at 1011 o'clock A.M.
Recorded in Book 2120 Page 370
Recording Fee 2.00
Register

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