K 2295

For and in consideration of the sum of $ TWENTY-SEVEN HUNDRED FIFTY-TWO AND 11/100 ---------- ($2,752.11) ---------- DOLLARS

paid in cash by Mary Elizabeth Murphy, the receipt of which is hereby acknowledged, we, Claude Coke and wife, Morene Coke

have bargained and sold, and by these presents do transfer and convey unto the said Mary Elizabeth Murphy, a widow, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 37 feet of lots Nos. 249 and 250 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.
Said parts of Lots Nos. 249 and 250 front 37 feet on the northerly side of Cheatham Street and run back between parallel lines, with the westerly margin of an alley, 100 feet to the southerly line of Lot No. 248.
Being the same property conveyed to Claude Coke and wife, Morene Coke, by deed from Louis A. Mortenson, of record in Book 1454, page 135, 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 Mary Elizabeth Murphy, her

heirs and assigns, forever.

And we do covenant with the said Mary Elizabeth Murphy

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 1954 taxes which have been prorated and assumed by the grantee.
And we, Claude Coke and wife, Morene Coke

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Elizabeth Murphy, her

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

Witness our hands this 19th day of August, 1954.

Claude Coke

Morene Coke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary Whitaker, a Notary Public in and for said County and State, the within named

Claude Coke and wife, Morene Coke

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, Davidson County, Tennessee, this 20th day of August, 1954.

Commission Expires Oct. 9, 1958

Mary Whitaker
Notary Public

WARRANTY DEED
FROM
Claude Coke et ux
TO
Mary Elizabeth Murphy, widow

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 20 day
Aug 1954 at 1:32 P.M.
and recorded in Book 82 Page 420
Witness my hand and seal of office
Register By E. McKinley D.C.
Fee $2.20

LANE WARNER & CO
TELEPHONE 6-4000

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
2.20
INCE
DOCUMENTARY
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NEGRO

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