K 2393

WARRANTY DEED — B. B. FOLK, JR., PORR — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
TEN AND NO/100 ---------- DOLLARS ($ 10.00),
cash in hand paid, the receipt of which is hereby acknowledged, and other considerations,

We, CLETUS E. KNIGHT AND WIFE, CLIFFORD ANN KNIGHT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
JAMES RICHARD COOK AND WIFE, MILDRED A. COOK

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Map of Maplecrest Subdivision, as of record in book 1835, pp, 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 187 fronts 85 feet on the northerly side of Weona Drive and extends back between lines 150 feet on the easterly line and 166.57 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 45 feet thereon.

Being the same property conveyed to Thomas Eugene Gipson and wife, Alice G. Gipson by warranty deed from A. D. Hewlett and wife, Frances H. Hewlett, as of record in book 2282, p. 467, said Register's Office.

Subject to restrictive covenants as of record in book 1874, p. 452, and to the provisions of the plan of record in book 1835, pp. 27 and 28.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except by deed of trust from Thomas Eugene Gipson and wife, Alice G. Gipson, Herschel Greer, trustee, of record in book 2360, p. 600, said Register's Office

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 30th day of March, 1955.

Cletus E. Knight

Clifford Ann Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Edna S. Brady, a Notary Public in and for the State and County aforesaid, personally appeared the within named Cletus E. Knight & Clifford Ann Knight

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, the 30th day of March, 1955

Edna S. Brady
Notary Public

My commission expires: 7-10-55

Mail.

30 51804

WARRANTY DEED

From Cletus E. Knight et ux

To Jno. Richard Cook et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 31 day of MAR 1955 at 11:30 o'clock A. M. and recorded in Book 2393 Page 160
Recording Fee $ 1.00
JAMES P. WILSON, Register
By [illegible] D.C.

REGISTER'S OFFICE

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

G 356