BK 2438

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------($575.00)----------

FIVE HUNDRED SEVENTY-FIVE AND NO/100 ---------- DOLLARS

cash in hand paid by Seth Mitchell Jr., and wife, Joyce Marie Mitchell,

the receipt 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 Seth Mitchell Jr., and wife, Joyce Marie Mitchell their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 39 in I. L. Pendleton's Subdivision of the Steger Home Place, of record in Plan Book 421, page 106, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the south side of Georgia Avenue, formerly Torbitt Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen, by deed from D. E. Mallernee, Jr., and wife, Mary Long Mallernee, of record in Book 2435, page 545, 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 Seth Mitchell Jr., and wife, Joyce Marie Mitchell their heirs and assigns, forever.

And we do covenant with the said Seth Mitchell Jr., and wife, Joyce Marie Mitchell 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 1955 which purchaser assumes and agrees 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 Seth Mitchell Jr., and wife, Joyce Marie Mitchell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of June, 1955

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 bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for t purposes therein contained.

Witness my hand and official seal at office, this 23rd day of June, 19 55

Commission expires July 11, 1956.

William H. Robin
Notary Public

PG 19