K 2453

For and in consideration of the sum of _____

------ Ten & 00/100 ------ DOLLARS

cash in hand paid by J.B. Cohen and wife, Shirley Cohen, the receipt of which is hereby acknowledged, and other good and valuable considerations, and in further consideration the said grantees have assumed and agreed to pay the remaining unpaid principal balance due on a certain note dated August 8, 1955, in the original principal amount of $6300.00, now reduced to the sum of $6,275.80, payable $55.70 monthly including interest and principal, secured by a vendor's lien retained in the deed from Ewing O. Harper, Jr. and wife, to Dillard S. DeWeese and wife, of record in Book 2444, page 246, Register's office for said County, We, Felix F. Walker and wife, Betty Jo Walker

have bargained and sold, and by these presents do transfer and convey unto the said J.B. Cohen and wife, Shirley Cohen

their 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 part of Block No. 10 of Charles T. Cole's Subdivision of Lot No. 1 of the Subdivision of J.H. Foster, as of record in Book 161, page 32, Register's Office for said County, described as follows:
Beginning at a point in the southeasterly corner of Cole Avenue and Hill Avenue; thence along the margin of Cole Avenue in a southerl direction, 125 feet to a point; thence easterly along a line parallel to said Hill Avenue, 130 feet to a point; thence northerly along a line parallel to Cole Avenue, 125 feet to a point in the southerly margin of Hill Avenue in a westerly direction 130 feet to the point of beginning.
Being the same property conveyed to Felix F. Walker and wife, Betty Jo Walker, by deed from Dillard S. DeWeese and wife, Cora Lee DeWeese, of record in Book 2445, page 315, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J.B. Cohen and wife, Shirley Cohen their heirs and assigns, forever.

And we do covenant with the said J.B. Cohen and wife, Shirley Cohen 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 as hereinabove set out.

And we, Felix F. Walker and wife, Betty Jo Walker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J.B. Cohen and wife, Shirley Cohen their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of October, 19 55

Felix F. Walker

Betty Jo Walker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Emmett Proctor, a Notary Public in and for said County and State, the within named Felix F. Walker and wife, Betty Jo Walker

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 office, this 8th day of October, 19 55

Commission expires My Commission Expires July 14, 1958

Emmett Proctor
Notary Public

Do not publish

WARRANTY DEED

FROM 75216

Felix F. Walker and wife,
Betty Jo Walker

TO

J.B. Cohen and wife,
Shirley Cohen

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of OCT A.D. 1955 at 2:46 o'clock P.M.
Noted in Book 33 Page 42
Recorded in Book ____ Page ____
Recording Fee $2.80
JAMES P. WILSON, Register
By _____ Dpt. Reg.

Emmett Proctor, Attorney

Attorneys Title Guaranty

INTERNAL REVENUE
AFFIX STAMPS
AMOUNT EQUAL TO
1 DOC. TAX
PER GAL.

Title No.

PG 637