K 2481

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
- - - - - - - - - - - - - - - Ten and No/100 - - - - - - - DOLLARS ($ 10.00),
Cash in hand paid by E. L. Hertenstein, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, John T. Cobb

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
E. L. Hertenstein

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

Land in Davidson County, Tennessee, being part of Lot No. 34 on the Map of Pearne T. Maddera's Subdivision of the W. W. Morgan Tract, as of record in Book 519, page 101, Register's Office for said County, described according to a copy of a survey thereof made by Hickerson-Miller, Engineers - Surveyors, October 7, 1955 as follows:

Beginning at a point in the northwesterly margin of Ashwood Drive, said point being 141 feet more or less, southwesterly from the northeast intersect of said Ashwood Drive and Ashwood Drive; thence with the margin of said Ashwood Drive north 3 degrees 8 east 90 feet to an iron pin; thence north 75 degrees east 214.3 feet more or less to a point at the water's edge of the Cumberland River; thence with said water's edge in a northwesterly direction 87 feet to a point; thence south 79 degrees west 236.5 feet more or less to an iron pin, the point of beginning.

Being part of the same property conveyed to John T. Cobb by an unrecorded deed dated January 14, 1954 from W. E. Bailey, et ux.

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.

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 28th day of October, 1955.

John T. Cobb
Anthony M. Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Henry E. Martin, a Notary Public in and for the State and County aforesaid, personally appeared the within named John T. Cobb and Anthony M. Cobb
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 28th day of October, 1955.

Henry E. Martin
Notary Public

My commission expires: Nov. 8, 1958

28 Nashville Title Co.

WARRANTY DEED
From John T. Cobb
To E. L. Hertenstein
77287

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record Nov 22 1955 at 11:57 A.M.
Recording Fee $2.00
J. T. S. P. WILSON, Register
By [illegible] D.C.

DOCUMENTARY

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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