K 2490

For and in consideration of the sum of

One and no/100 DOLLARS

and love and affection we have for our daughter, we Willie Cowan and wife, Jennie Vaughn Cowan,

have bargained and sold, and by these presents do transfer and convey unto the said Jennie Cowan Dennings, to her sole and separate use, free from her present or any future husband, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 175 on the Map of P.O.Beasley's McFerrin Addition, of record in Book 27, Page 136, Register's Office for said County.

Said Lot No. 175 fronts 50 feet on the westerly side of Myrtle Street and runs back between parallel lines 150 feet to an alley.

Being the same property deeded by Cuddie Roland and wife, Sadie Roland to Willie Cowan and wife, Jennie Vaughn Cowan, of record in Book 1258, page 511, Register's Office for Davidson County, Tennessee to which reference is hereby made for other description.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jennie Cowan Dennings, to her sole and separate use, free from present or any future husband, her heirs and assigns, forever.

And we do covenant with the said Jennie Cowan Dennings 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.

And we, Willie Cowan and wife, Jennie Vaughn Cowan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jennie Cowan Dennings her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of January, 19 56

Willie Cowan

Jennie Vaughn Cowan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William Gwosdof, a Notary Public in and for said County and State, the within named Willie Cowan and wife, Jennie Vaughn Cowan

the bargainor, 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 31st day of January, 19 56

My Commission expires April 22nd, 1957

William Gwosdof
Notary Public

WARRANTY DEED

FROM

Willie Cowan and wife, Jennie Vaughn Cowan

TO

Mrs. Jennie Cowan Dennings

85803

2402 Myrtle Street

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of Jan A.D. 1956 at 2:15 o'clock P.M.
Recorded in Book 2124 Page 124
Recording Fee $ 1.00
JAMES P. WILKON, Register
By

William Gwosdof, Attorney

Guaranty Title Company

A SUBSIDIARY OF

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Form 1024 (Rev. 1-55)

1120 Nashville Trust Bldg. A.T.

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