K 2495

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 James Edward Coursey and wife, Virginia Mai Coursey and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration of the assumption by the said James Edward Coursey and wife, Virginia Mai Coursey, of the balance of an indebtedness on the hereinafter described property secured by deed of trust executed by William T. Cook and wife, Gladys Hill Cook, to Ferriss C. Bailey, Trustee, of record in Book 2456, page 11, Register's Office for Davidson County, Tennessee, to secure payment of one note dated September 6, 1955 for the principal sum of $3,600.00, payable to the order of Nashville Trust Company, Trustee and payable in monthly installments of $39.97 each, including principal and interest at the rate of 6% per annum, beginning October 6, 1955, we

WILLIAM T. COOK AND WIFE, GLADYS HILL COOK,

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

JAMES EDWARD COURSEY AND WIFE, VIRGINIA MAI COURSEY,

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. 18 and the northerly 25 feet of Lot No. 17 on the Map showing the Subdivision of Lots Nos. 7, 8, 9 and 10 and parts of Lots Nos. 6, 11, 12 and 13 of Cumberland Nurseries, of record in Book 332, page 36, Register's Office for said County.

Said Lot No. 18 and the northerly 25 feet of Lot No. 17 adjoin and front together 81 feet on the easterly side of Foster Street or Avenue and run back between parallel lines, along the south margin of Rose Street, 150 feet to an alley.

Being the same property conveyed to William T. Cook and wife, Gladys Hill Cook, by deed from Andrew J. Bozza and wife, Ilee C. Bozza, of record in Book 2044, page 625, said Register's Office.

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 unincumbered.

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 5 day of March 1956.

William T. Cook

Gladys Hill Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree a Notary Public in and for the State and County aforesaid, personally appeared the within named William T. Cook and wife, Gladys Hill Cook 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 5 day of March 1956.

Wayne Hammontree
Notary Public

My commission expires: 10-16-56

G 45