K 2538

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($1.00)
One and No/100 DOLLARS
Cash in hand paid by Julian Cohen and mother, Mrs. Frieda Cohen, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Billie Sue Caldwell and husband, Saunders Caldwell, a ½ undivided interest each have bargained and sold, and by these presents do transfer and convey unto the said Julian Cohen and Mrs. Frieda Cohen, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

O.K. N.H.

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 81 fronts 50 feet on the northerly side of Lillian Avenue and runs back 123.8 feet, more or less, on the westerly line and 123.9 feet, more or less, on the easterly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Billie Sue Caldwell, by deed from C.L. Adams and wife, of record in Book 1679, page 438, 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 said Julian Cohen a 1/2 undivided interest and the remaining 1/2 undivided interest to Mrs Frieda Cohen, their heirs and assigns, forever.

And we do covenant with the said Julian Cohen and Mrs. Frieda 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 for current taxes, which are pro-rated this date and assumed by the grantees herein.

And we, Billie Sue Caldwell and husband, Saunders Caldwell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Julian Cohen and Mrs Frieda Cohen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10 th day of May, 19 56

Billie Sue Caldwell
Saunders Caldwell

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