K 2596

For and in consideration of the sum of $ 4,000.00

Four Thousand ..... 00/100 DOLLARS

cash, paid by Lem T. Dawson and wife, Hattie Dawson, the receipt of which is hereby acknowledged by me, Mrs. Capitola Cowan, a widow, I

have bargained and sold, and by these presents do transfer and convey unto the said Lem T. Dawson and wife, Hattie Dawson 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 the East 34 feet of Lot No. 1 and the West 21 feet of Lot No. 2 on the Map of Bransford Realty Company's Subdivision of part of the Carlew Property, as of record in Book 421, page 78, Register's Office for said County.

Said parts of said lots adjoin and front together 55 feet on the south side of Knowles Street and runs back between parallel lines 162 feet to an alley in the rear.

Being the same property conveyed to Capitola Cowan, widow, by deed from Joe Smith and wife, as of record in Book 1349, page 45, 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 Lem T. Dawson and wife, Hattie Dawson their heirs and assigns, forever.

And I do covenant with the said Lem T. Dawson and wife, Hattie Dawson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except a Mortgage to the Associates Finance Corporation which is assumed by the purchasers.

And I, Mrs. Capitola Cowan, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lem T. Dawson and wife, Hattie Dawson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5 day of October, 19 56

Mrs. Capitola Cowan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Dozier, a Notary Public in and for said County and State, the within named Mrs. Capitola Cowan, a widow

the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 19 56.

My Commission Expires July 22, 1959.

Louise Dozier
Notary Public

WARRANTY DEED

FROM Mrs. Capitola Cowan

TO Lem T. Dawson, Et Ux

18927

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of OCT A.D. 1956 at 12:03 o'clock P M.
Noted in Book ____ Page ____
Recorded in Book 57 Page 11
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

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