K 2597

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)----------

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by Jean Taradash and other good and valuable considerations

the receipt of all of which is hereby acknowledged, we Phil Cohen and wife,

Sara K. Cohen

have bargained and sold, and by these presents do transfer and convey unto the said

Jean Teradash

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly 4 feet of Lot 2 and the southerly 31 feet of Lot No.3 on the Plan of Johnson Bransford's Subdivision of Lot 158 of the McNairy Mansion House Tract, as of record in Book 161, page 146, Register's Office for said County.
Said parts of said lots adjoin and front together 35 feet on the easterly side of Morrisen Street and run back between parallel lines 138 feet more or less to an alley. Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen, by deed from Alfred C. Galloway and wife, of record in Book 2591, page 51, 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 Jean Taradash

her heirs and assigns, forever.

And we do covenant with the said Jean Taradash

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,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jean Taradash

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of October, 19 56.

Phil Cohen

Sara K. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. D. Castleman, a Notary Public in and for said County and State, the within named Phil Cohen and wife, Sara K. Cohen

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 office, this 17 day of October, 19 56.

P. D. Castleman
Notary Public

My Commission expires May 16-1954

P. D. CASTLEMAN NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED
FROM
PHIL COHEN ETUX
TO
JEAN TARADASH
19863

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 17 day of OCT 1956 at 1:00 P.M.
Noted in Book 87 Page 43
Recorded in Book Page
Recording Fee $1.00
JAMES P. WILSON, Register
By Dpt. Reg.

Guaranty Title Co.
A DIVISION OF
Kansas City Title Insurance Co.
American Trust Bldg.
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PG 571