BK 2601

WARRANTY DEED — REAM E. POLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
Ten and 00/100- DOLLARS ($ 10.00),
and other good and valuable considerations the receipt of which is hereby acknowledged,

M. E. COX, JR., AND WIFE, JULIA COX

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
ROBERT J. WATTS AND WIFE, ESTELLE CULLUM WATTS,

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:

BEING Lot No. 609 in Block 28, Charlotte Park Companies' First Addition as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 609 fronts 50 feet on the north side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to M. E. Cox, Jr. and wife, Julia Cox, by deed from Lillie Mae Ramsey, of record in Book 873, page 128, 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 unencumbered. Taxes for 1956 have been prorated and assumed by the Grantees.
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 20th day of November, 1956

M. E. Cox
Julia Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Viola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named M. E. Cox, Jr. and wife, Julia Cox
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 20th day of November, 1956

Viola B. Russell
Notary Public

My commission expires [illegible]

NOTARIAL SEAL

WARRANTY DEED
From
M. E. Cox, Jr., et ux
To
Robert J. Watts, et ux
MIDLAND REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of NOV A.D. 1956 at 12 o'clock M
Noted in Book 4 Page 497
Recorded in Book Page
Recording Fee 1.20
JAMES P. WILSON, Register
By: [illegible] D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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