BK 2636

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00,
- - - - - - - - - - - - - - TEN AND NO/100- - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by JIM M. COTTON and wife, HELEN S. COTTON, and other good and valuable considerations, receipy of which is hereby acknowledged, the grantor,

AJAX DEVELOPMENT COMPANY,

has / ~~have~~ does / ~~do~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said JIM M. COTTON and wife, HELEN S. COTTON, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 61 on the Revised Plan of Fisk Park, as of record in Book 2331, page 114, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of 24th Avenue North at the corner of Lots Nos. 61 and 62; thence with the line between said lots easterly 75 feet to the corner of Lot No. 60; thence with the line between Lots Nos. 60 and 61; northerly 90.7 feet to the south margin of Hammond Drive; thence with the margin of the same westerly 55 feet to the beginning of a curve; thence around said curve in a southwesterly direction 31.4 feet to the east margin of 24th Avenue North; thence with the margin of the same southerly 70 feet to the point of beginning.

Being part of the property conveyed to Ajax Development Company by deed from W. L. Bainbridge, Jr., Agent for Ajax Development Company, of record in Book 2454, page 71, Register's Office for said County.

The above property is being conveyed subject to restrictive covenants of record in Book 2499, page 171, 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 JIM M. COTTON and wife, HELEN S. COTTON, their heirs and assigns, forever.

And the grantor does / ~~do~~ covenant with the said JIM M. COTTON and wife, HELEN S. COTTON, that it is lawfully seized and possessed of said land in fee simple; has / ~~have~~ a good right to convey it, and the same is unencumbered.

And the grantor does further ~~do~~ covenant and bind itself, its / successors and ~~assigns~~ representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, AJAX DEVELOPMENT COMPANY has caused this instrument to be executed by its duly authorized officers on the 23rd day of January, 1957.

AJAX DEVELOPMENT COMPANY

ATTEST: Evelyn Stresser — By: W. L. Bainbridge Jr.

~~Evelyn Stresser, Secretary~~ — W. L. Bainbridge, Jr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, X, a Notary Public in and for said County and State, the within named X, the bargainor, with whom I am personally acquainted, and who acknowledged that X executed the within instrument for the purposes therein contained. Witness my hand and official seal at X, Tennessee, this X day of X, 19X.

Commission expires X — X Notary Public

(SEE CORPORATION ACKNOWLEDGEMENT OVER)

TENNESSEE TITLE COMPANY

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