K 2639

WARRANTY DEED 46008 — BEAU E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ***

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated December 23, 1955, in the original sum of $8,750.00, with interest at 4½% per annum, secured by a deed of trust executed by Kenneth L. Hayes and wife, Jean C. Hayes, to Thomas H. Malone, III, Trustee, of record in Book 2474, page 295, said Register's Office for Davidson County, Tennessee,

KENNETH L. HAYES and wife, JEAN C. HAYES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD J. COCHRANE and wife, ETHEL A. COCHRANE, ***

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. 633 on the Map of Cloverhill, Section No. VIII, of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot 633 fronts 80 feet on the south side of Cloverwood Drive and runs back between lines, 201.7 feet on the east line and 207.6 feet on the west line to a dead line in the rear on which it measures 87 feet.

Being the same property conveyed to Kenneth L. Hayes and wife, Jean C. Hayes, by deed from Dan Zeitlin and Harry Zeitlin, dba Z & H Construction Company, of record in Book 2487, page 51, said Register's Office.

Restrictions in Book 2145, page 262, which were made applicable to Section VIII, Cloverhill Subdivision, by instrument of record in Book 2334, page 307, Register's Office for said County.

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., except as above.

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 28th day of February, 1957

X Kenneth L. Hayes

X Jean C. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 195____

My commission expires: _____ *Notary Public*

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