K 2640

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ SIX THOUSAND, FIVE HUNDRED, FORTY-ONE AND 21/100 (6,541.21)---------- DOLLARS

of which sum the sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 ($1,500.00) DOLLARS has been paid in cash by William O. Cooper and wife, Jane Cooper, the receipt of which is hereby acknowledged; and for the remainder of $5,041.21 the said William O. Cooper and Jane Cooper assume and agree to pay the unpaid balance of that sum on a promissory note dated September 5, 1947, for $6,900.00, with interest at 4% per annum, both principal and interest payable $36.43 monthly, beginning Oct. 1, 1947, balance due September 1, 1972, secured by deed of trust executed by Highland Homes, Inc. to Herschel Greer, Trustee, as of record in Book 1524, page 65, Register's Office for Davidson County, Tennessee,
By instrument of record in Book 1545, page 160, said Register's Office, the above debt or note was assigned to The Prudential Insurance Company of America.

I, Emma J. Soapes,
have bargained and sold, and by these presents do transfer and convey unto the said William O. Cooper and wife Jane Cooper, 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. 12 of Block "E" on the Plan of Croleywood, Section 2, as of record in Book 1130, page 100, Register's Office for said County.
Said Lot No. 12 fronts 60.5 feet on the northerly side of Columbia Place and runs back 149.6 feet on the westerly line and 145.4 feet on the easterly line to a dead line, measuring 60 feet thereon.
Being the same property conveyed to Emma J. Soapes by installment deed from W. T. Still and wife, of record in book 2339, page 236, Register's Office for said County.
Conveyance is subject to easement for public utilities and 30-foot building setback line, as shown on plan in book 1130, page 100, and restrictive covenants contained in deed of record in Book 1429, page 76, 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 William O. Cooper and wife Jane Cooper, their heirs and assigns, forever.

And I do covenant with the said William O. Cooper and Jane Cooper, 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 by taxes for year 1957 and aforementioned promissory note, assumed by them.
And I, Emma J. Soapes,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William O. Cooper and wife Jane Cooper, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15 day of March, 1957.

Emma J Soapes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JOE E. TROTMAN, a Notary Public in and for said County and State, the within named Emma J. Soapes

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 15th day of March, 1957.

JOE E. TROTMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires October 25, 1960

Notary Public

PG 573