BK 2650

For and in consideration of the sum of TEN AND NO/100 -($10.00) - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Clarence W. Watson and wife, Betty Jo Watson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Jeanette O'Connor Cook, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence W. Watson and wife, Betty Jo Watson,

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. 20 of Block "E" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.
Said lot fronts 65 feet on the westerly side of East Iris Drive and runs back between lines, 121.7 feet on the northerly line and 123 feet on the southerly line to a dead line in the rear on which it measures 65 feet thereon.
Being the same property conveyed to Wiles K. Cook and wife, Jeanette O'Connor Cook, by deed from Arch Bishop, Jr., as of record in Book 1471, page 87, said Register's Office, the said Wiles K. Cook having since died.

This conveyance is made subject to restrictions filed for Record prior to February 15, 1950 in Book 1165, page 627, Register's Office for Davidson County, Tennessee, and to the plan of record in Book 1130, page 36, said Register's Office, showing a set-back line from East Iris Drive, the distance not being shown, and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence W. Watson and wife, Betty Jo Watson, their heirs and assigns, forever.

And I do covenant with the said Clarence W. Watson and wife, Betty Jo Watson, 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 1957 Taxes which have been prorated and assumed by the Grantees herein.

And I, Jeanette O'Connor Cook, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence W. Watson and wife, Betty Jo Watson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of June, 19 57

Jeanette O'Connor Cook

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Jeanette O'Connor Cook, a widow,

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 office, this 17th day of June 19 57

Commission expires October 23, 1957

Lenora Underwood
Notary Public

LENORA UNDERWOOD NOTARY DAVIDSON COUNTY

WARRANTY DEED

FROM

Jeanette O'Connor Cook

TO

Clarence W. Watson Et Ux

$8,400.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of JUN A.D. 1957
Noted in Book ___ Page 230
Recorded in Book ___ Page ___
Recording fee $4.00
JAMES P. WILSON, Register
By ___ Dep. Reg.

PIRTLE-WOODARD REALTY CO.
506 NASHVILLE TRUST BLDG.
NASHVILLE, TENNESSEE

PG 511