K 2704

WARRANTY DEED

For and in consideration of the sum of Fourteen thousand five hundred and no/100 - ($14,500.00) - DOLLARS Cash in hand paid by Eugene Francis Coogan and wife, Mary K. Coogan, the receipt of which is hereby acknowledged, we,

Joe Zeitlin and Martin L. Zeitlin, partners
doing business as
Martin Construction Company

have bargained and sold, and by these presents do transfer and convey unto the said Eugene Francis Coogan and wife, Mary K. Coogan their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Crievewood Subdivision, as of record in Book 2331, page 99, said Register's Office.

Said Lot No. 64 fronts 85 feet on the southwesterly side of Marchant Drive and runs back 226.3 feet on the southeasterly line and 224.9 feet on the northwesterly line to a dead line in the rear, measuring 53 feet thereon.

Being part of the same property conveyed to Joe Zeitlin and Martin L. Zeitlin, partners, d/b/a Martin Construction Company, by deed from Marion Stinson McAlister, of record in Book 2447, page 380, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene Francis Coogan and wife, Mary K. Coogan their heirs and assigns, forever.

And we do covenant with the said Eugene Francis Coogan and wife, Mary K. Coogan that we 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 are hereby assumed by the purchasers.

And we, Joe Zeitlin and Martin L. Zeitlin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eugene Francis Coogan and wife, Mary K. Coogan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of November, 1957

MARTIN CONSTRUCTION COMPANY
By: Joe Zeitlin Partner
By: Martin L. Zeitlin Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tennison, a Notary Public in and for said County and State, the within named Joe Zeitlin and Martin L. Zeitlin, partners, d/b/a Martin Construction Company the bargainor 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 office this 15th day of November, 1957

Commission expires [illegible], 1961

Notary Public

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