K 2740

WARRANTY DEED

For and in consideration of the sum of TEN *DOLLARS*
and other good and valuable consideration, receipt of which is hereby acknowledged, including agreement by James L. Cooper and wife, Mabel L.Cooper to assume and agree to pay the balance of indebtedness secured by Deed of Trust of record in Book2379, page 557, R.O.D.C., Tennessee, we William Harold Osborn, Jr., and wife, Ruby M. Osborn.

have bargained and sold, and by these presents do transfer and convey unto the said James L. Cooper and wife, Mabel L. Cooper *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 8, Baxter Heights Subdivision, of record in Book 2083, page 94, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 8 fronts 62.83 feet on the northerly side of Hilltop Avenue and runs back 185.96 feet on the easterly line and 263.34 feet on the southwesterly line to a broken line in the rear and measures 223.23 feet thereon.

Being the same property conveyed to William Harold Osborn, Jr., and wife, Ruby L. Osborn, by deed from Charles Phillips and E. R. Phillips, of record in Book 2344, page 33, Register's Office for Davidson County, Tennessee. The said Ruby L. Osborn and Ruby M. Osborn being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Cooper and wife, Mabel L. Cooper *their heirs and assigns, forever.*

And we *do covenant with the said* James L. Cooper and wife, Mabel L. Cooper *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James L. Cooper and wife, Mabel L. Cooper *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* this 5TH *day of* March, *19*58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James L Cooper

Mabel L. Cooper

William Harold Osborn Jr.
by Mrs. Naomi Osborn
attorney in fact -
Ruby M Osborn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Alfred T. Adams Jr., *a Notary Public in and for said County and State,* Ruby M. Osborn, James L. Cooper and Mabel L. Cooper *the within named bargainor* s, *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 Nashville *this* 5 *day of* March, *19*58.

Alfred T. Adams Jr. *Notary Public*

ALFRED T. ADAMS, JR. NOTARY PUBLIC DAVIDSON COUNTY

Commission expires May 27, 1961

G 365