K 2748

WARRANTY DEED

For and in consideration of the sum of ten ($10.00) *DOLLARS*

Cash in hand paid by Kenneth S. Cooper and wife, Ruth M. Cooper, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we Bascom E. Shepherd and wife, Edith W. Shepherd,

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth S. Cooper and wife, Ruth M. Cooper their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 150 feet of lot No. 55 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County.
Said part of lot No. 55 fronts 90 feet on the southerly side of Barton Avenue and runs back between parallel lines, with the easterly margin of 25th Avenue South, 150 feet to a dead line.
Being the same real property conveyed to Bascom E. Shepherd and wife, Edith W. Shepherd, by deed from Leila B. Ewing and husband, dated March 10, 1943, filed March 16, 1943, and recorded in Book 1248, page 219, said Register's Office.
This conveyance is made subject to an easement for a joint driveway as set out in an agreement of record in Book 681, page 103, 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 Kenneth S. Cooper and wife, Ruth M. Cooper, their *heirs and assigns, forever.*

And we *do covenant with the said* Kenneth S. Cooper and wife, Ruth M. 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,* except for taxes for the year 1958 which are prorated and assumed by the grantees.

And we, Bascom E. Shepherd and wife, Edith W. Shepherd, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth S. Cooper and wife, Ruth M. Cooper, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 15 *day of* May, *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.*

Bascom E. Shepherd
(Mrs.) Edith W. Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. W. Carney *a Notary Public in and for said County, the within named bargainor* Bascom E. Shepherd and wife, Edith W. Shepherd, *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, *Tennessee, this the* 15 *day of* May, *19*58.

L. W. Carney *Notary Public*

Commission expires February 7, 1961

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