K 2878

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00- - - - - - - - - - -
Ten and No/100- - - - - - - - - - - - - - DOLLARS,
Cash in hand paid by Stanley M. Starr and wife, Florence M. Starr, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HUGH C. COOK AND WIFE, MILDRED COOK,

have bargained and sold, and by these presents do transfer and convey unto the said STANLEY M. STARR AND WIFE, FLORENCE M. STARR,

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

Being the south 10 feet of Lot #18, and the northerly part of Lot #19, on the Map of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Brunswick Drive, 10 feet north of the corners of Lots #18 and #19; thence eastwardly 87 feet, more or less, to a point in the dividing line between Lots #17 and #18; thence with the line between said Lots, southerly 10 feet to a point in the northerly line of Lot #19; thence with the line between Lots #17 and #19, eastwardly 30 feet to the northwest corner of Lot #20; thence with the line between Lots Nos. 19 and 20, southerly 75 feet to a point; thence westwardly 105 feet to a point in the easterly margin of Brunswick Drive; thence with the margin of the same, northwardly 41 feet to a turn in said Drive, and continuing with said Drive, northwardly 50 feet to the point of beginning.

Being the same property conveyed to H. C. Cook and wife, Mildred Cook, by deed from Arthur Martin, Jr., and wife, of record in Book 2019, page 85, and conveyed to Hugh C. Cook and wife, Mildred Cook, by deed from George Elbert Stone and wife of record in Book 2141, page 273, said Register's Office, the said H. C. Cook and Hugh C. Cook 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 Stanley M. Starr and wife, Florence M. Starr, their heirs and assigns, forever.

And we do covenant with the said Stanley M. Starr and wife, Florence M. Starr, 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, Hugh C. Cook and wife, Mildred Cook, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Stanley M. Starr and wife, Florence M. Starr, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of February, 19 59.

Hugh C. Cook
Mildred Cook

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Hugh C. Cook and wife, Mildred Cook, the bargainors, 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 Madison, Tennessee, this 16th day of February, 19 59.

Commission expires

Lloyd W. Pate
Notary Public

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