K 2957

WARRANTY DEED

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged.

We, George W. Cooper III, and wife, Beulah B. Cooper have bargained and sold, and by these presents do transfer and convey unto the said Marshall W. Mitchell and wife, Joanne E. Mitchell their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being a tract in the southwest corner of Lot No. 8 of Nob Hill Subdivision as of record in Book 2663, page 31, Register's Office for said County, described as follows:

Beginning at an iron pin on the northerly margin of Capella Court it being the southwest corner of aforesaid lot number 8; thence northerly with the westerly boundary of Lot No. 8, 89 feet to a concrete monument thence southerly 96 feet more or less to a concrete monument on the north margin of Capella Court thence westerly with said north margin and along the arc of a curve with a radius of 50 feet, 18 feet to the point of beginning and containing 870 sq. ft.,more or less.

Being the same property conveyed to George W. Cooper III, and wife, Beulah B. Cooper, by deed from Nashville Mortgage and Realty Company of record in Book 2906, page 415, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marshall W. Mitchell and wife, Joanne E. Mitchell their heirs and assigns, forever.

And we do covenant with the said Marshall W. Mitchell and wife, Joanne E. Mitchell 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, George W. Cooper III, and wife, Beulah B. Cooper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marshall W. Mitchell and wife, Joanne E. Mitchell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of August, 19 59

George W. Cooper III

Beulah B. Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lindley Murray Jr., a Notary Public in and for said County and State, the within named George W. Cooper III and wife, Beulah B. Cooper

the 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 office, this 20th day of August, 19 59

Notary Public

My Commission Expires October 27, 1962

Approved by the Davidson County Planning Commission, this 24th day of August, 1959.

Wm. A. [illegible]
Engineer-Secretary

G 137