WARRANTY DEED BEAU E. POLK JR. FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and No/100- DOLLARS ($ 10.00),

and other good and valuable consideration cash in hand paid by Phil Cohen and wife, Sara K. Cohen, receipt of all of which is hereby acknowledged

We, James Z. Johnson and wife, Mabel Sheetz Johnson

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Phil Cohen and wife, Sara K. Cohen

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, ~~State of Tennessee,~~ described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 114 and 115 on the Map of the Resubdivision of the Wilcox Property, of record in Book 421, page 42, Register's Office for said County.

Said lots adjoin and front 50 feet each on the easterly side of Murray Street, now 33rd Avenue North and extend back between parallel lines 150 feet to a 20 foot alley.

Being the same property conveyed to James Z. Johnson, by deed from Anna Orndorff of record in Book 469, page 68, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

~~Whenever used, the singular number shall include~~ the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of January, 1960.

James Z. Johnson

Mrs. Mabel Sheetz Johnson

STATE OF California

COUNTY OF Los Angeles

Before me, Harry D. Mozby, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Z. Johnson and wife, Mabel Sheetz Johnson

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 Huntington Pk., California ~~Tennessee~~, this, the 28 day of January, 1960

Harry D. Mozby
Notary Public

My commission expires: My Commission Expires May 15, 1966

REAL ESTATE INSURANCE
PHIL COHEN
109 UNION ST. PHONE 4-0711
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of FEB A.D. 1960 at 12:47 o'clock P. M.
Noted in Book 95 Page 88
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.



File:
Nashville Mortgage & Realty

WARRANTY DEED

From 70210

James Z. Johnson

To

Phil Cohen, et ux