BK 3096

WARRANTY DEED G-137939

REAU E. FOLK, JR. FORM

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

LORRAINE C. CULLOP

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

ROGER W. COX, JR., and wife, PEGGY M. COX,

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:

Being part of Lot No. 41 on the Plan of O. B. Hayes Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, more particularly described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened, 220 feet south of the south line of Weston Avenue, and being the northwest corner of C. D. Hyde's Lot; thence with the easterly margin of said 16th Avenue South, southerly 55 feet; thence at right angles easterly 144 feet more or less to the westerly margin of an alley; thence with the westerly margin of said alley northerly 55 feet to a point; thence westerly 144 feet more or less to the beginning.

Being the same property conveyed to Lorraine C. Cullop, by deed from Charles F. Galbreath and wife, of record in Book 2909, page 77, 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 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, except for 1960 taxes which have been prorated and assumed by the Grantees.

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 17th day of June, 1960.

Lorraine C. Cullop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Lorraine C. Cullop

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 17th day of June, 1960.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of JUN A.D. 1960 at 12:00 o'clock M.
Noted in Book 4164 Page 229
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

WARRANTY DEED
CB&F (ST)
From LORRAINE C. CULLOP
To ROGER W. COX, JR., et ux.
Home Federal Savings & Loan Assn.
89811

F-4873

BK 3096 PG 552