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James I. Cox Project: I-65-3 (2) 86

No. 39-A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JAMES I. COX. SR. AND WIFE, LADYE RUTH COX

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee for the use and benefit of the Department of Highways and Public Works the land described below, located in the 12th Civil District of Davidson County, Tennessee:

Being the easterly part of the southerly 50 feet of Lot No. 1 on the map of John Scruggs Subdivision, as of record in Book 161, page 86, Register's Office Davidson County, Tennessee.

Beginning at a point in the Southeast corner of said Lot No. 1 and runs with the North margin of Artic Avenue North 88 degrees 13 minutes West, 21 feet to a point; thence North 1 degrees 47 minutes East, 50 feet to a point in Cox's North boundary line; thence with said boundary line South 88 degrees 13 minutes East, 21 feet to a point in the west margin of Brick Church Pike; thence with said West margin South 1 degrees 47 minutes West, 50 feet to the point of beginning, containing 1050 square feet, more or less, and being a part of the same land conveyed to James I. Cox Sr., and wife, Ladye Ruth Cox by deed from Leory A. Harvey and wife, of record in Book 2811, page 132, in the Register's Office Davidson County, Tennessee.

The above described land is hereby conveyed in fee simple.

This conveyance is made in consideration of the sum of $2,481.00 Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said State of Tennessee for the use and benefit of said Department of Highways and Public Works of the State of Tennessee. And we do covenant with the said State of Tennessee that we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness our hand s., this 15th day of December, 1960.

James I. Cox, Sr.

Ladye Ruth Cox

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