BK 3184

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $1200.00

Twelve Hundred and no/100 ---------- DOLLARS

Cash in hand paid by Jerry Leon Cothern and wife, Dovie Frances Cothern, the receipt of which is hereby acknowledged,

I, Maggie Lee Cowley,

have bargained and sold, and by these presents do transfer and convey unto the said Jerry Leon Cothern and wife, Dovie Frances Cothern, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Revised Plan of Tract No. 14 of Anderson Estates, not or record, described according to a survey made by Harvey Gee, Surveyor, as follows: BEGINNING on the easterly margin of Nix Drive at the northwest corner of the property conveyed to LeRoy Crawford and wife, by deed from J. B. Kennaston and wife, of record in Book 3159, page 547, Register's Office for said County, also being the corner of Lots Nos. 27 and 28 on said unrecorded plan, thence with the line between said two lots easterly 175 feet to a point in the western boundary line of Lot No. 4, thence with the line between lots Nos. 4, 5 and 27 northerly 115 feet to the corner of lots Nos. 26 and 27, thence with the line between said two lots westerly 275 feet to the easterly margin of Nix Drive, thence with the same southerly 115 feet to the beginning.

Being the same real property conveyed to Maggie Lee Cowley by deed from John W. Anderson and wife, dated April 9, 1959, filed April 29, 1959, and recorded in Book 2903, page 241, 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 said Jerry Leon Cothern and wife, Dovie Frances Cothern their heirs and assigns, forever.

And I do covenant with the said Jerry Leon Cothern and wife, Dovie Frances Cothern that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Maggie Lee Cowley do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jerry Leon Cothern and wife, Dovie Frances Cothern, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28 day of February, 1961

[redacted]

Maggie Lee Cowley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dennis W. Summers, a Notary Public in and for said County and State, the within named Maggie Lee Cowley 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 office, this 28 day of February, 1961

Commission expires 6-2-62

Dennis W. Summers
Notary Public

PG 113