K 3222

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**For and in consideration of the sum of** Nine Thousand Three Hundred Fifty and No/100 ---- ----------($9,350.00) ----------**DOLLARS**

Cash in hand paid by Herbert Leo Cooper and wife, Annie M. Cooper, the receipt of which is hereby acknowledged, we,

Claude L. Hall and wife, Beulah B. Hall

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Herbert Leo Cooper and wife, Annie M. Cooper

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 the northerly 53.25 feet of Lot No. 95 on the Benedict Land Company's Subdivision of Nashville, of record in Book 332, page 40, Register's Office for said County.

Said part of said Lot fronts 53.25 feet on the westerly side of Stockell Street, and runs back between parallel lines with the southerly margin of Richardson Street, 176 feet to an alley.

Being the same property conveyed to Claude L. Hall and wife, Beulah B. Hall, by deed from T. R. Rhodes and wife, Flossie E. Rhodes as of record in Book 989, page 78, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Herbert Leo Cooper and wife, Annie M. Cooper their **heirs and assigns, forever.**

**And** we **do covenant with the said** Herbert Leo Cooper and wife, Annie M. Cooper **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,** except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

**And** we, Claude L. Hall and wife, Beulah B. Hall **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Herbert Leo Cooper and wife, Annie M. Cooper their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand** s **this** 27th **day of** April, 19 61

Claude L Hall

Beulah B. Hall

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