K 3247

WARRANTY DEED

For and in consideration of the sum of -$10.00-

- - - - - TEN AND NO/100 - *DOLLARS*

cash in hand paid, the reciept of which is hereby acknowledged, and other good and valuable consideration including the love and affection which I have for my son, I, C.J. Cockrell, Sr., an unmarried man,

_____ *have bargained and sold, and by these presents do transfer and convey unto the said* C.J. Cockrill, Jr. and wife, Rena M. Cockrill, their _____ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 4th Civil District of said County and more particularly described as follows:

Beginning at the common corner of the Ira Cockrell and C.J. Cockrell, Sr. properties, said tract fronts 40 feet on Tulip Grove Road and runs back between parallel lines, 335.2 on the north line and 335.2 feet on the south line, to a line in the rear measuring 40 feet thereon.

Being a part of the same property conveyed to C.J. Cockrell by deed from Mary McClain et al as of record in Book 967, page 262 in the Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C.J. Cockrill, Jr. and wife, Rena M. Cockrill, their _____ *heirs and assigns, forever.*

And ~~we~~ I *do covenant with the said* C.J. Cockrill, Jr. and wife, Rena M. Cockrill, _____ *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, C. J. Cockrell, Sr., an unmarried man, _____ *do further covenant and bind* myself, my _____ *heirs and representatives, to warrant and forever defend the title to the said land to the said* C.J. Cockrill and wife, Rena M. Cockrill, their _____ *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 7th *day of* June, *1961, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. J. Cockrell Sr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. E. Galbreath, *a Notary Public in and for said County and State,* C.J. Cockrell, Sr., an unmarried man, _____ *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Old Hickory, _____ *Tennessee, this* 7 *day of* June, *1961.*

J. E. Galbreath *Notary Public*

Commission expires 4-20-65

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