K 3254

WARRANTY DEED

For and in consideration of the sum of ($350.00)
Three Hundred Fifty and No/100 *DOLLARS*

Cash in hand paid by Rufus Cockrell and wife, Arilla Cockrell, the receipt of which is hereby acknowledged;

I, Mildred Gaines *have bargained and sold, and by these presents do transfer and convey unto the said* Rufus Cockrell and wife, Arilla Cockrell their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 49 on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the second Plan of Brooklyn, as of record in Book 332, page 157, Register's Office for said County.

Said Lot No. 49 fronts 50 feet on the northerly side of Roger Williams Avenue and extends back between parallel lines 145 feet to a dead line.

Being part of the real property conveyed to M. H. Webb by deed from Joe D. Burt and wife, dated August 8, 1955, filed August 9, 1955, and recorded in Book 2444, page 382, said Register's Office.

Being the same property conveyed to Mildred Gaines by deed from M. H. Webb and wife, as of record in Book 2903, page 547, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rufus Cockrell and wife, Arilla Cockrell their *heirs and assigns, forever.*

And I *do covenant with the said* Rufus Cockrell and wife, Arilla Cockrell *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, Mildred Gaines *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rufus Cockrell and wife, Arilla Cockrell their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand* this 24th *day of* July, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred Gaines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, H. C. Webb, *a Notary Public in and for said County and State,* Mildred Gaines, *the within named bargainor* , *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* 24th *day of* July, *19* 61.

H. C. Webb
Notary Public

Commission expires 5/7/63

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