K 3254

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of ----------TEN & NO/100----------

----------($10.00)---------- DOLLARS

cash in hand and other good and valuable considerations paid by William Ernest Pruitt and wife, Gearl B. Pruitt, the receipt of which is hereby acknowledged

H. J. Cooper, Sr., and wife Cora Jones Cooper

we/ have bargained and sold, and by these presents do transfer and convey unto the said William Ernest Pruitt and wife, Gearl B. Pruitt

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, described as follows:

Beginning at a point in the center of the road which leads from Tinnon Road to theMcCoys, said point being North 41 deg. West 40 feet, more or less from the Sulphur Spring; thence North 41 deg. West 220 feet, more or less to a point, said point being 260 feet from said Sulphur Spring; thence South 40 deg. West 225 feet to a point; thence South 10 1/2 deg. West 137 feet, more or less, to a point in the center of said unnamed Road, leading to McCoy's: thence easterly with the center of said unnamed road 200 feet, more or less to the point of beginning.

Being the same property conveyed to H. J. Cooper Sr., and wife, Cora Jones Cooper, by deed from Harry June Cooper Jr., and wife, Juanita Thompson Cooper of record in Book 2743, page 401, RODC

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Ernest Pruitt and wife, Gearl B. Pruitt their heirs and assigns, forever.

And we do covenant with the said William Ernest Pruitt and wife, Gearl B. Pruitt 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.

And we, H. J. Cooper, Sr., and wife, Cora Jones, Cooper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Ernest Pruitt and wife, Gearl B. Pruitt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of July, 1961

H. J. Cooper Sr.

Cora Jones Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named H. J. Cooper, Sr., and wife, Cora Jones Cooper

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of July, 1961

Commission expires Jan. 30, 1965

Marbut G. Gaston
Notary Public

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