BK 3279

WARRANTY DEED G8052 — BEAU E. POLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

E. W. COBB and wife, HETTIE B. COBB

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MATILDA H. COWAN, a widow *****

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 45 on Waverly Land Company's Plan of lots, as of record in Book 57, page 95 Register's Office for said County, described as follows: Beginning on the northerly margin of Benton Avenue (formerly Arthington Street or Avenue) 75 feet east of the line between lots Nos. 44 and 45 on said plan; thence eastwardly with Benton Avenue, 83.5 feet to a point; thence with the curve of Benton Avenue and Elliott, formerly Kirkman Avenue, easterly, northeasterly and northwesterly to a point on Kirkman Avenue 75 feet easterly from the line between Lots Nos. 44 and 45 in said plan; thence southwardly to the point of beginning.

Being the same property conveyed to E. W. Cobb and wife Hettie B. Cobb by deed from Rehoma Bell Hall, a widow, of record in Book 2294 page 83, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 31st day of August, 19 61

E. W. Cobb

Hettie B. Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joanne B. Tidwell, a Notary Public in and for the State and County aforesaid, personally appeared the within named E. W. Cobb and wife Hettie B. Cobb

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 Nashville, Tennessee, this, the 31st day of August, 19 61

Joanne B. Tidwell
Notary Public

My commission expires:
May 15, 1963

WARRANTY DEED
From
E. W. COBB et ux.
To
MATILDA H. COWAN,
a widow

Home Federal Savings & Loan Ass

File: Nashville Title Company

PG 81