K 3310

WARRANTY DEED BEAU S. POLK, JR., PRES. **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
TEN AND NO/100---------- DOLLARS ($ 10.00),

Cash, paid by A. J. Rothenberg and wife Ethel E. Rothenberg, and other valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged. We

W. E. Coggin and wife Carnell A. Coggin

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
A. J. Rothenberg and wife Ethel E. Rothenberg

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 Lot No. 55 on the Plan of Hillwood Estates, Section V, as of record in Book 2133, page 55, Register's Office for said County, and described as follows:
Beginning at a point on the southerly margin of Hickory Valley Road, formerly Hillwood Drive, at the corner of Lots Nos. 55 and 56; thence with the line between said two lots, southwardly 230 feet to a corner of Lots Nos. 54, 55 and 56; thence with the line between Lots Nos. 54 and 55, eastwardly 177.8 feet to the westerly margin of Dunham Spring Road, formerly Jocelyn Hollow Road; thence with the same, northeastwardly 214.38 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northwardly 36 feet to the southwesterly margin of Wilsonia Avenue; thence with the same, northwardly 35.22 feet to the beginning of a curve; thence around said curve, with a radius of 122 feet, northwardly 178.12 feet to the southerly margin of Hickory Valley Road; thence with the same, westwardly 185.19 feet to the point of beginning.
Being the same property conveyed to W. E. Coggin and wife, Carnell A. Coggin, by deed from Ewell Vigdorth and wife, as of record in Book 2536, page 637, said Register's Office.

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 10 day of November, 1961

W. E. Coggin
Carnell A. Coggin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. E. Coggin and wife Carnell A. Coggin

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

Witness my hand and official seal at Nashville, Tennessee, this, the 19 day of November, 1961

James M. Foster
Notary Public

My commission expires: November 17, 1963

FOSTER Rood/Ly Co

WARRANTY DEED
From 68837
W. E. Coggin and wife
Carnell A. Coggin
To
A. J. Rothenberg and wife
Ethel E. Rothenberg

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of NOV A.D. 1961 at 3:10 P.M.
Noted in Book 100 Pge. 321
Recorded in Book ____ Pge. ____
Recording Fee $2.00
JAMES P. WILSON, Register
By D.R. Dep. Reg.

DOCUMENTARY 1
DOCUMENTARY 1
DOCUMENTARY 10
10 CENTS INTERNAL REVENUE UNITED STATES

NASH PANY

G 467