K 3346

WARRANTY DEED

FROM 88613

Sheldon Cooper, et ux

TO

Claude H. Close, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of MAR A.D. 1962 at 2:15 o'clock P M
Noted in Book 2179 / Page 370
Recorded in Book ___ Page ___
Recording Fee $2.80
JAMES P. WILSON, Register
By ___ Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kentucky Insurance Company
Trust Building
Third & Union
E, TENNESSEE



WARRANTY DEED

For and in Consideration of the sum of nine thousand and no/100---------- ----------($9,000.00)------ *DOLLARS*

of which sum $3,008.53 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount, Claude H. Close and wife, Geneva Close have assumed and agreed to pay the unpaid balance of $5,991.47 of a note in the original amount of $8,200.00, and said note is secured by a deed of trust of record in book 2177, page 95, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to State Mutual Life Assurance Company of Worcester, Massachusetts, by instrument of record in book 2179, page 13, said Register's Office,

we, Sheldon Cooper and wife, Shirley P. Cooper, by Gerald Cooper, pursuant to his authority to execute deeds for the said Sheldon Cooper and wife, Shirley P. Cooper, as their attorney-in-fact, as more particularly appears in the instrument of record in book 3345 page 566 said Register's Office,

have bargained and sold, and by these presents do transfer and convey unto the said Claude H. Close and wife, Geneva Close, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lots Nos. 26 and 27 on the Plan of West End Park Terrace, as of record in book 547, page 36, Register's Office for said County. Said lots Nos. 26 and 27 front together 50 feet on the southerly side of St. Francis Avenue and run back 115.5 feet on the westerly line and 113 feet on the easterly line to a dead line, measuring 52 feet thereon.

Being the same real property conveyed to Sheldon Cooper and wife, Shirley P. Cooper, by deed from Alvin Cohen and wife, dated October 24, 1959, filed November 2, 1959, and recorded in book 2992, page 94, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed of record in book 644, page 297, 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 said Claude H. Close and wife, Geneva Close, their *heirs and assigns, forever.*

And we *do covenant with the said* Claude H. Close and wife, Geneva

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