K 3436

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WARRANTY DEED

For and in consideration of the sum of (10.00)
Ten Dollars----------NO/100 *DOLLARS*

C.s. in hand paid by Charlie Richard Powell and other
good and valuable consideration, the receipt of all of which
is hereby acknowledged,

Cooper Construction, Incorporated
have bargained and sold, and by these presents do transfer and convey unto the said
Charlie Richard Powell

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in Davidson County, Tennessee, being part of Lot No. 200 on the map of A. A., A. J., Allen & W. Allen's Plan of Lots, as of record in Book 1, page 13, Register's Office and being the North part of Lot No. 2 on the map of the corrected Subdivision of a part of said Lot, described as follows:

Beginning at a point in the East margin of 21st Avenue North at a corner of Lots 3 and 4 of said unrecorded plan; thence with dividing line between said lots, S 68° 19' E 105.9 feet to the West line of Lot No. 1; thence with said line between Lots 1 and 4, South 21° 40' W 65.9 feet to the Northeast corner of the lot this day conveyed to James B. Perry by this, as of record in Book 1369, page 207, Register's Office; thence with Perry's North line, Westerly 105.9 feet more or less to the East margin of 21st Avenue North; thence with the East margin of the same, Northerly 65.9 feet to the point of beginning. Being the same property conveyed to Cooper Construction Company, Incorporated, by deed of even date herewith, as of record in Book 3186, page 633, 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 Charlie Richard Powell
his *heirs and assigns, forever.*

And I *do covenant with the said* Charlie Richard Powell
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, Cooper Construction Company Incorporated
do further covenant and bind heirs and representatives, *to warrant and forever defend the title to the said land to the said* Charlie Richard Powell
his *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand this* 9th *day of* October, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× Charlie R. Powell

Cooper Construction Company Incorporated

By

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jack Pitchford, *a Notary Public in and for said County and State,* Charlie R. Powell, Cooper Construction Company Incorporated, By

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

Witness my hand and official seal at Nashville, Tennessee, *this* 9th *day of* Oct., *19*62.

Jack Pitchford, *Notary Public*

Commission expires 8/1/65

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