K 3505

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)----------DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and in other consideration the grantees, William E. Mason Jr. and wife, Joanne K. Mason, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of Trust executed by William Charles Hinton and wife, Minerva E. Hinton, to Miller Kimbrough, Trustee, of record in Book 2681, page 267, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, O. W. Cooper and wife, Helen B. Cooper have bargained and sold, and by these presents do transfer and convey unto the said William E. Mason Jr. and wife, Joanne K. Mason 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, being Lot No. 43 on the Plan of Beverly Heights, Section II, of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 43 fronts 70 feet on the easterly side of Hopedale Drive and runs back 261.6 feet on the northerly line and 249.8 feet on the southerly line to a dead line measuring 100.1 feet thereon.

Being the same property conveyed to O. W. Cooper and wife, Helen B. Cooper by deed from Marcus T. Amos and wife, Frances L. Amos, of record in Book 3407, page 481, 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 said William E. Mason Jr. and wife, Joanne K. Mason their heirs and assigns, forever.

And we do covenant with the said William E. Mason Jr. and wife, Joanne K. Mason 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. , except as here in above set out.

And we, O. W. Cooper and wife, Helen B. 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 E. Mason Jr. and wife, Joanne K. Mason their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of February, 19 63

O W Cooper

Helen B. Cooper

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