K 3537

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ..... $10.00 .....

TEN AND NO/100---------- DOLLARS

cash in hand paid by ... LARRY M. COGNATA AND WIFE, MARTHA J. COGNATA .....

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

we, MAURY & SMITH CONTRACTORS, INC., ...

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 338 on the Plat of Seven Hills, Section VIII, as of record in Book 3300, page 14, Register's Office for said County.
Said Lot No. 338 fronts 155 feet on the north side of Benton Smith Road, and extends back 245.9 feet on the westerly line and 276.9 feet on the easterly line. It is dead lined in the rear on which it measures 175.4 feet.
Being the same property conveyed to Maury & Smith Contractors, Inc., by deed from Seven Hills Land Company, a partnership, as of record in Book 3597, page 416, said Register's Office.

This is unimproved property known as 4725 Benton Smith Road, Nashville 12, Tennessee, Tax Parcel No. 16D-30820. Send tax notices to: Larry M. Cognata, 3921 Franklin Road, Nashville 4, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 23rd day of April , 19 63

Witness: Reese L. Smith, Jr., Secretary

MAURY & SMITH CONTRACTORS, INC.
By: Earl B. Maury, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, L. D. Richards a Notary Public within and for the State and County aforesaid, personally appeared Earl B. Maury and Reese L. Smith, Jr., with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of the Maury & Smith Contractors, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Earl B. Maury as such President, and attesting the same by the said Reese L. Smith, Jr. as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of April, 1963.

My commission expires May 1, 1966

L. D. Richards Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed
G-L60227-Jmu

FROM
MAURY & SMITH CONTRACTORS, INC.,

TO
LARRY M. COGNATA, ET UX.

4/23

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 7 day of MAY A.D. 1963 at 2:05 o'clock P.M.
Noted in Book 1965 Page 258
Recorded in Book ____ Page ____
Recording Fee $2.00
Register
Deputy Reg.

Published by
TENNESSEE TITLE COMPANY

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