K 3577

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $1.00

ONE AND.....00/100 DOLLARS

cash in hand paid by J. F. McClellan

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

Jack J. Cohen and Sam Garfinkle

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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of a Subdivision of Lots 25 and 26 of the County Lands, as of record in Book 161, page 169, Register's Office for said County. Said Lot No. 40 fronts 50 feet on the easterly side of Gulch Street and runs back between lines, the plan not showing the depth of said lot, to an alley in the rear, measuring 67 feet thereon.

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.

Wherever 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 12th day of July, 19 63

Sam Garfinkle

Jack J. Cohen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Edith R Stuart, a Notary Public for said County and State, the within named Jack J. Cohen & Sam Garfinkle

the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 19 63

My commission expires 2-12-67

Edith R Stuart
Notary Public.

STATE TAX $ 25
PROBATE $
TOTAL $ 25
JUL 12 1963
R. E. McFARALL
DAVIDSON COUNTY CLERK

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 12th day of July A.D. 1963 at 3:50 o'clock P.M.
Noted in Book 105 Page 809
Recording Fee $ 2.00
Register
By Deputy

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia
Form 1001

To
J. F. McClellan

From
Jack J. Cohen & Sam Garfinkle

73435

Warranty Deed

PG 85