BK 3611

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of FOUR THOUSAND TWO HUNDRED FIFTY . . . ($4,250.00) . . . . . DOLLARS cash in hand paid to me by Phil Cohen and wife, Sara K. Cohen, the receipt of which is hereby acknowledged, I, Margaret McSweeney, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Phil Cohen and wife, Sara K. Cohen, 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. 4, 5 and 6, on the Map of the Subdivision of Lots Nos. 46 and 47, of D. T. McGavock's First Addition to Nashville, as of record in Plan Book 2, page 99, of the Chancery Court at Nashville, said original plan of McGavock's Addition being of record in Book 11, page 393, of the Register's Office for said County.

Said Lots Nos. 4, 5 and 6 adjoin and front together 150 feet more or less on the southwesterly side of Third Avenue North, and runs back between parallel lines, 165 feet more or less to an alley.

Being property devised to Margaret McSweeney, as devisee under the Will of Eugene McSweeney, deceased, whose Will is of record in Will Book 79, page 108, Register's Office.

I, Margaret McSweeney, am the lawful owner and holder of the Mortgage Note of $1,200.00, dated September 22, 1954, secured by Deed of Trust of record in Book 2317, page 444, Register's Office of Davidson County, Tennessee, and I do hereby release and discharge said Deed of Trust and Lien thereof in full.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phil Cohen and wife, Sara K. Cohen, their heirs and assigns, forever.

And I do covenant with the said Phil Cohen and wife, Sara K. Cohen, 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, except by taxes for 1963 which have been pro-rated between the parties and assumed by Grantees.

And I, Margaret McSweeney, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Phil Cohen and wife, Sara K. Cohen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of July, 1963.

Margaret McSweeney

PG 95