K 3614

WARRANTY DEED

For and in consideration of the sum of one dollar ($1.00) cash in hand paid by F. B. Cooley receipt of which is hereby acknowledged, I, Nancy Beatrice Helton (now Nancy Beatrice Cooley, wife of F. B. Cooley) have bargained and sold, and by these presents do transfer and convey unto the said F. B. Cooley and wife, Nancy Beatrice Cooley their heirs and assigns, (it is the express intention of the said Nancy Beatrice Helton Cooley to convert her interest in such property into an estate by the entireties with the said F. B. Cooley in and to the entire interest in the said property previously held by the grantor) a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Land in the 14th, formerly the 24th, Civil District of said County, being part of lot No. 8 on the Map of the Estate of Henry Floto, deceased, as of record in book 421, Page 147, Register's Office for said County, being also known as part of lot No. 8 on the plan of the Eberle land, described according to a survey made in March 1950, by Si. H. Hutchison, Surveyor, as follows:
> Beginning at a point in the center of Buck Branch, at the southwest corner of the property conveyed to Sol Weinberger, said point being in the eastern boundary line of the property conveyed to John Rotero; thence with the southern boundary line of said Weinberber property, north 85° east 258 feet to a point in the western boundary line of the property conveyed to B. T. Stagner; thence with the western boundary line of said Stagner property, south 5° east 75 feet to the center of Bernard Road, said point being in the western boundary line of the property conveyed to A. G. Greer; thence with the western boundary line of said Greer property and the center of said Road, south 77° west 55 feet, south 14° west 237 feet and south 2° west 72 feet; thence south 55° west 74 feet to the center of said Buck Branch, said point being in the eastern boundary line of said Rotero property; thence with the center of said Branch and the eastern boundary of said Rotero property, north 8° west 244 feet and north 10° west 172 feet to the beginning, containing 1¾ acres, more or less Being the same property conveyed to Birdie Demonbreum by deed from Sam Arrington and wife of record in book 1847,page 174, said 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 F. B. Cooley and wife, Nancy Beartice Cooley their heirs and assigns, forever, And I do convenant with the said F. B. Cooley and wife, Nancy Beatrice Cooley 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the

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