K 3640

WARRANTY DEED ATTORNEYS TITLE COMPANY

SEND TAX NOTICES TO: Guaranty Mortgage Company
ADDRESS: 316 Union Street, Nashville, Tenn.

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid by Marvin H. Hughes and Katha C. Hughes, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Gary Cooper and wife, Bessie S. Cooper

have bargained and sold, and by these presents do transfer and convey unto the said Marvin H. Hughes and Katha C. Hughes, as joint tenants, with the right of survivorship to the survivor, 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. 4 on the Plan of Addition to Lincoya Hills, as of record in Book 3106, page 66, Register's Office for said County.
Said lot fronts 85.47 feet on the south side of Lincoya Court and runs back 197 feet on the west line and 205.37 feet on the east line to a dead line in the rear on which it measures 132.6 feet.
Being the same property conveyed to Gary Cooper by deed from George V. Stroh and wife, of record in Book 3499, page 513, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

THIS TRACT IS	REFERRED AND SHOWN ON TAX RECORDS AS:			
No.	Lincoya Court (Street)	Nashville (City)	(Road)	Tenn. (State)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin H. Hughes and Katha C. Hughes their heirs and assigns, forever.

And we do covenant with the said Marvin H. Hughes and Katha C. Hughes 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.

And we, Gary Cooper and wife, Bessie S. 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 Marvin H. Hughes and Katha C. Hughes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of September, 1963

Gary Cooper

Bessie S. Cooper

PG 69