K 3641

For and in consideration of the sum of $10.00

---Ten and No/100---DOLLARS

cash in hand paid by Billie M. Shepard and wife, Bessie G. Shepard

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Ralph M. Cohen and wife, Florence W. Cohen

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. 43 on the Plan of Richland Meadows, Section 1, as of record in Book 2083, page 40, Register's Office for said County, and described as follows: BEGINNING at a point on the northerly margin of Oakmont Circle, at the southeast corner of Lot No. 44 on said plan; thence with the northerly margin of said Circle, eastwardly 70 feet to the beginning of a curve; thence around said curve, in a northeasterly direction 39.3 feet to a point on the westerly margin of an unnamed 50 foot street; thence with said margin northwardly 84.89 feet; thence south 83° 54' west 91.5 feet to the northeast corner of said Lot No. 44; thence with the line between Lots 43 and 44, southwardly 93 feet to the beginning. This property is improved and known as 5500 Oakmont Circle, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at 4th, Nashville, Tennessee. BEING the same property conveyed to Ralph M. Cohen and wife, Florence W. Cohen, by deed from Oakmont Development Company, as of record in Book 2201 page 129, 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 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 unincumbered, 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 7 day of October, 1963.

Ralph M. Cohen

Florence W. Cohen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ralph M. Cohen and wife, Florence W. Cohen

STATE TAX $ 14.40
PROBATE .50
TOTAL $ 14.90

the bargainors, 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 7 day of October, 1963.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires [illegible]

Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From 90164

RALPH M. COHEN AND WIFE,

To

FLORENCE W. COHEN

BILLIE M. SHEPARD AND WIFE,

BESSIE G. SHEPARD

REGISTER'S OFFICE
TENNESSEE
COUNTY

Received for record 9th day A.D. 1963 at 9:11 o'clock A.M.
Noted in Book 1870 Page 278
Recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.75
Davidson Reg. [illegible] Register

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

INSURANCE

9600.00

PLEASE MAIL TO - Mr. Billy M. Shepard, 5504 Oakmont Road, Nashville, Tenn.

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