BK 3671

WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. ____
SEND TAX NOTICES TO: ____
ADDRESS: ____

For and in Consideration of the sum of - - - - -($10.00) - - - - - - - - - - - - - - -
- -Ten dollars and no/100 - DOLLARS

Cash in hand paid by James A. Cowan and wife, Mary Cowan, receipt of which is hereby acknowledged,

We, A. M. Hobbs Jr. and wife, Louise D. Hobbs

____ **have bargained and sold, and by these presents do transfer and convey unto the said** James A. Cowan and wife, Mary Cowan

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 35 on the map of Waldkirch's Subdivision of lots Nos. 8 and 9 in W. L. B. Lawrence Plan of Lots, as of record in Book 421, page 90, Register's Office for said County.

Said lot No. 35 fronts 50 feet on the southerly side of Caroline Avenue and runs back between parallel lines 160 feet to an alley.

Being the same real property conveyed to A. M. Hobbs and wife, Florence W. Hobbs, by deed from Security Saving and Loan Co., dated November 28, 1930 filed December 13, 1930, and recorded in Book 790 page 600, said Register's Office, the said A. M. Hobbs and wife, Florence W. Hobbs, both having since died.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

No.	Street	City	Zone	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 James A. Cowan and wife, Mary Cowan their **heirs and assigns, forever.**

And We **do covenant with the said** James A. Cowan and wife, Mary Cowan **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, A. M. Hobbs Jr. and wife, Louise D. Hobbs **do further covenant and bind** ourselves our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James A. Cowan and wife, Mary Cowan their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 12th **day of** December 19 63

A. M. Hobbs Jr.

Louise D. Hobbs

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