10689

WARRANTY DEED

FROM

REUBEN C. HOWSE JR., ETUX and

CHARLES BATEY

TO

PHIL COHEN ETUX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 JAN A.D. 1964
at 2:30 o'clock P.M.
Noted in Book 1017 Page 743
Recorded in Book 2225 Page
Recording Fee $
By Deputy Reg.

INSURANCE
REAL ESTATE
PHIL COHEN
709 UNION ST
PHONE
NASHVILLE, TENN.

For and in Consideration of the sum of ($10.00)

TEN AND NO/100 *DOLLARS*

cash in hand paid by Phil Cohen and wife, Sara K. Cohen , and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Reuben C. Howse, Sr., and wife, Willie Howse and Charles Batey *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 Lot No. 1 on the Plan of Springhead Subdivision, as of record in book 57, page 99, Register's Office for said County.
Said lot No. 1 fronts 39 feet on the westerly side of Lewis, formerly East Hill, Street and runs back 128 feet, more or less, on the southerly line and 125 feet on the northerly line, with the southerly margin of Factory, formerly Springhead, Street to an alley, measuring 39 feet thereon.
A life estate in said property was devised Manuel Hyde, and a one-half undivided interest each to Charles Batey and Reuben C. Howse, Sr. by will of Susie Hyde Belcher, deceased, dated October 31, 1957, probated April 23, 1959, and recorded in Will Book 71, page 375, County Court for said County, and Reuben C. Howse, Sr. conveyed an interest in said property to his wife, Willie Howse, for the purpose of creating an estate by the entirety, by deed dated June 8, 1960, and recorded in book 3096, page 551, said Register's Office., the said Manuel Hyde having since died.

Filed June 21, 1960

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 we *do covenant with the said* Phil Cohen and wife, Sara K. Cohen *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.*