3706

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - -

TEN-AND-NO/100 - DOLLARS

Cash in hand paid by Josef Neumair, and other good and valuable considerations the receipt of which is hereby acknowledged,

We, L. C. Cothron and wife, Erline Cothron

_____ have bargained and sold, and by these presents do transfer and convey unto the said Josef Neumair and wife, Amma F. Neumair

his _____ 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. 39 on the Plan of Shepherd Hills, Section II, as of record in Book 2900, page 12, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Cude Lane at the corner of Lots Nos. 38 and 39; thence with the line between said lots, westerly 210 feet to a point; thence southerly 190.8 feet to a point; thence easterly along what will apparently later be a street, 182.35 feet to the beginning of a curve; thence around said curve northeasterly 31.42 feet to the west margin of Cude Lane; thence with the margin of the same northerly 170 feet to the point of beginning.

Being the same property conveyed to L. C. Cothron and wife, Erline Cothron, by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 3401, page 195, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Josef Neumair and wife, Amma F. Neumair

his _____ heirs and assigns, forever.

And we do covenant with the said Josef Neumair and wife, Amma F. Neumair

_____ 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, L. C. Cothron and wife, Erline Cothron

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Josef Neumair and wife, Amma F. Neumair

his _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of March, 1964

_____ L. C. Cothron

_____ Erline Cothron

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