3706

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*

Cash paid by William A. Copen, Jr. and wife, Jeanette M. Copen, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Dobson & Johnson, Inc., a Tennessee corporation, has ~~MEX~~ *bargained and sold, and by these presents do transfer and convey unto the said* William A. Copen, Jr. and wife, Jeanette M. Copen their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 38 of Block "D" on the Map of the Re-Subdivision of Sunnymeade, of record in book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the south side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same real property conveyed to Dobson & Johnson, Inc., a Tennessee corporation, by deed from Sterling Garfield Moseley, of record in book 3705, page 447, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William A. Copen, Jr. and wife, Jeanette M. Copen their *heirs and assigns, forever.*

And it does ~~NX~~ *covenant with the said* William A. Copen, Jr. and wife, Jeanette M. Copen *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Dobson & Johnson, Inc., a Tennessee corporation *do further covenant and bind* itself, its successors ~~and~~ *and representatives, to warrant and forever defend the title to the said land to the said* William A. Copen, Jr. and wife, Jeanette M. Copen, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* its *hand this* 6th *day of* April, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOBSON & JOHNSON, INC.

X Executive Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,.....*, a Notary Public in and for said County and State,*.....

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the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....*Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

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