K 3765

WARRANTY DEED

For and in consideration of the sum of One Hundred Twenty-Five & No/100 ---- ($125.00) *DOLLARS*

the receipt of all of which is hereby acknowledged,

I, Louise Bransford McGavock,

have bargained and sold, and by these presents do transfer and convey unto Charles Hayes Cooney

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

Being a 25 foot strip lying immediately south of lot No. 16 on the plat of W. S. Bransford's Subdivision of Lots Nos. 35, 36, 37, 42 and 43, Division "A" Belle Meade, as of record in book 547, page 133, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Park Center Avenue at the southeast corner of said lot No. 16; thence with westerly margin of said Avenue southwardly 25 feet; thence westwardly 280 feet, more or less, to the southeast corner of that part of said 25 foot strip conveyed to Herschell Emery and wife, by deed from Louise Bransford McGavock, of record in book 1630, page 263, said Register's Office; thence with said Emery's eastern boundary line northwardly 25 feet to the corner of lots Nos. 15 and 16; thence with the southerly line of said lot No. 16 eastwardly 280 feet to the beginning.

Said property was devised to Louise Bransford McGavock by will of Wm. S. Bransford, deceased, of record in Will Book 55, page 176, County Court 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 Charles Hayes Cooney his *heirs and assigns, forever.*

And I *do covenant with the said* Charles Hayes Cooney *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Louise Bransford McGavock *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles Hayes Cooney his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 29th *day of* May, *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.*

Louise Bransford McGavock

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Louise Bransford McGavock, *a Notary Public in and for said County and State,*

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

Witness my hand and official seal at Nashville, *Tennessee, this* 29 *day of* May, *19* 64.

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Aug. 18, 1964

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