BK 3766

WARRANTY DEED TTC 170228 REAU E. FOLK, JR. - FORM

For and in consideration of the sum of TEN * DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 2nd, 1954, in the original principal sum of $8,250.00, payable to Murphree Mortgage Company in monthly installments of $52.20, including interest at 4½% per annum, said note being secured by a deed of trust executed by Clarence Estes Benderman and wife, to John W. Murphree, Trustee, of record in Book 2308, page 179, Register's Office for Davidson County, Tennessee,

JEWELL L. BENDERMAN, now JAKES, and husband, ROBERT JAKES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL F. COTTEN and wife, SHIRLEY JEAN COTTEN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 60 feet of the northerly 200 feet of Lot No. 59 on the Map of Kennedy & Graves Subdivision of Blocks "C" and "D", Norte Vista, as of record in Book 843, page 14, Register's Office for said County.

Said part of said Lot No. 59 fronts 60 feet on the southerly side of Alpine Avenue, formerly McAlpine Avenue, and runs back between parallel lines, as measured from the center of said Street, 200 feet to a dead line.

Being the same property conveyed to Jewell L. Benderman, now Jakes, by deed from Philip C. Moore and wife, as of record in Book 2292, page 255, Register's Office for said County, and by decree of record in Minute Book 14, page 269, Fourth Circuit Court of said County, **said decree is also of record in Book 3765, page 165, said Register's Office.**

This conveyance is made subject to restrictions of record in Book 655, page 317, said Register's Office.

This conveyance is also made subject to title to that portion of the premises within the bounds of any streets, roads or highways.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1964 taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 15th day of May, 1964

Robert Jakes

Jewell L. Benderman Jakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Jewell L. Benderman Jakes and husband Robert Jakes, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15th day of May, 1964

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

REAU E. FOLK JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

33912

WARRANTY DEED

From JEWELL L. BENDERMAN JAKES and husband

To CARL F. COTTEN and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 8 1964
A.D. 2:03 o'clock P.M.
Recorded in Book 3766 Page 149
Recording Fee $ 2.00
Fee Paid
By Deputy Reg. , Register

STATE OF TENNESSEE DAVIDSON COUNTY REVENUE STAMPS

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

PG 251