This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 187471

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 103-12 Pcl 284	Mr.&Mrs. Robert D. Martin same as below	new owners
FIELD BOOK NUMBER(S) 26W-2590 45	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3829 Richland Avenue	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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,

PAUL COHEN and wife, CECELIA COHEN,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT D. MARTIN and wife, NELLIE A. MARTIN,

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 Lot No. 2 of Block 9 on the Map of Richland Realty Company's First Subdivision, Division "A", as of record in Book 161, page 151.

Said plan does not show said blocks divided into lots, but according to an unregistered copy of a survey thereof showing said blocks divided into lots, said Lot No. 2 fronts 125 feet on the southerly side of Richland Avenue and runs back between parallel lines, along the easterly margin of Wilson Avenue, 200 feet to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to Paul Cohen and wife, Cecelia Cohen, by deed from Nell Rye Nolan and husband, as of record in Book 3459, page 219.

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 for 1966 Taxes, which have been prorated and assumed by the Buyers.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of March, 1966.

Cecelia Cohen
Cecelia Cohen

Paul Cohen
Paul Cohen

STATE OF TENNESSEE

BOOK 4000 PAGE 544

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 PAUL COHEN and wife, CECELIA COHEN, 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 24th day of March, 1966.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF: hds

FROM
PAUL COHEN and wife

TO
ROBERT D. MARTIN and wife

22287

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 28 3 53 PM '66

NOTED BOOK 113 PAGE 220
RECORDING FEE $ 2.00
DEP. REG. .40

$.30 881689

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

STATE TAX $ 44.25
PROBATE 50
TOTAL $ 50.00

My commission expires: _____
Notary Public