# WARRANTY DEED

BOOK 4083 PAGE 219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. and Mrs. William K. Cobb (NAME:) | Mr. & Mrs. William K. Cobb (NAME:) | Map 69-12 |
| 2103 Courtney Avenue (STREET ADDRESS OR ROUTE NUMBER) | 2103 Courtney Avenue (STREET ADDRESS) | Par. 35 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | PW |

*For and in Consideration of the sum of* Ten ($10.00) *DOLLARS*

cash in hand paid by William K. Cobb and wife, Frances Cobb, and other valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, we Andrew J. Smith and wife, Hattie Carney Smith,

*have bargained and sold, and by these presents do transfer and convey unto the said* William K. Cobb and wife, Frances Cobb, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Being part of lot No. 15 on the plan of Brattonview Subdivision at Bordeaux, Tennessee, not of record, described according to a survey made by George W. Watkins, Surveyor, June 14, 1951, as follows:

Beginning at a point on the northwesterly margin of Courtney Avenue, 6.4 feet northeasterly from the southwest corner of said lot No. 15, said point being 73.4 feet northeasterly from the northwest corner of said Courtney Avenue and State Highway No. 112; thence with said Avenue, north 37° east 87.3 feet to the southwest corner of a part of said lot No. 15 conveyed to Sam Weems, Jr., and wife by deed from Palmer Pelham and wife, of record in book 2031, page 145, Register's Office for said County; thence with the southwestern boundary line of said Weems property northwestwardly 129 feet, more or less, to Weems northwest corner; thence south 51° 15' west 70.8 feet; thence south 35° 15' east 151.4 feet to the beginning.

This being the same property conveyed to grantors herein by deed from Sam Weems, Jr., et ux, of record in Book 2042, Page 555, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for 1966 real property taxes, a lien but not yet due (these taxes being prorated to date of deed and assumed by grantees), easement contained in Book 787, Page 2, said Register's office, and restrictive covenants contained in Book 1172, Page 3, said Register's Office.

This is improved (X) (~~unimproved~~) property, known as 2103 Courtney Avenue, Nashville, Tennessee (House Number) (Street) (P. O. Address) (City or Town)

*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 K. Cobb and wife, Frances Cobb, their *heirs and assigns, forever.*

*And* we *do covenant with the said* William K. Cobb and wife, Frances Cobb, *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,* except as above stated.

*And* we, Andrew J. Smith and wife, Hattie Carney Smith, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William K. Cobb and wife, Frances Cobb, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 14th *day of* October, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Andrew J Smith

x Hattie Carney Smith

THIS INSTRUMENT PREPARED BY
WILLIAM N. DEARBORN, Attorney
400 Commerce Union Bank Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marie McBride, a Notary Public in and for said County and State, Andrew J. Smith and wife, Hattie Carney Smith,

the within named bargainorS , 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 1st day of October, 1966.

Marie McBride Notary Public

Commission expires 11-18-67

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

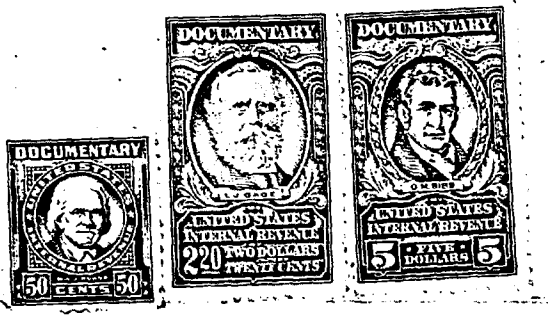
.....Notary Public

Commission expires.....

PAID DEC 6 - 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 1.25
PROBATE $ .50
TOTAL $ 1.75

DEC 6 1966




WARRANTY DEED

FROM
ANDREW J. SMITH, ET UX
TO
WILLIAM K. COBB, ET UX

53322

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 6 9 53 AM '66
NOTED: BOOK 115 PAGE 431
RECORDING FEE $ 2.20
DEP. REG. .....

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE