WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten Thousand Two Hundred Fifty and No/100- - - - - - - - - - - - - - - - - - - - - - ($10,250.00) - - - - - - - - - - - - - - - DOLLARS of which Two Thousand Five Hundred Fifty and No/100-($2,550.00)-Dollars has been paid in cash by James Rae Anderson and wife, Charlotte G. Anderson, receipt of which is hereby acknowledged, and for the remainder the said James Rae Anderson and wife, Charlotte G. Anderson have assumed and agree to pay and discharge an indebtedness in the sum of $7,700.00 owing to First Federal Savings and Loan Association of Nashville. Said indebtedness being secured by a deed of trust from Lindon T. Cooksey and wife to Louis R. Linx, Trustee, of record in Book 1564, page 149, Register's Office for Davidson County, Tennessee.

We, Lindon T. Cooksey and wife, Lillie B. Cooksey

have bargained and sold, and by these presents do transfer and convey unto the said JAMES RAE ANDERSON AND WIFE, CHARLOTTE G. ANDERSON* * * * * * * * * * their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 35 and 36 of Block 3 on the Map of the Courts of Belle Meade, as of record in Book 547, page 141, Register's Office for said County.
Said lots Nos. 35 and 36 adjoin and front together 60 feet on the westerly side of Lafayette Court and run back between parallel lines 145 feet to ~~county~~ a dead line.
Being part of the property conveyed to Lindon T. Cooksey by deed from J.W. Cato and wife, of record in Book 1537, page 111, said Register's Office.
This conveyance is subject to all restrictive covenants, easements, set-back lines and water tap rights as are applicable to the property above described.

In addition to the above conveyance the grantors herein also transfer to the grantees herein all funds held in escrow in connection with the abobe mentioned deed of trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Rae Anderson and wife, Charlotte G. Anderson their heirs and assigns, forever.

And we do covenant with the said James Rae Anderson and wife, Charlotte G. Anderson 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 hereinbefore set out and taxes for 1948 which have been pro-rated and assumed by the grantees.

And We, Lindon T. Cooksey and wife, Lillie B. Cooksey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Rae Anderson and wife, Charlotte G. Anderson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13 day of February, 1948.

Lindon T. Cooksey
Lillie B. Cooksey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Lindon T. Cooksey and wife, Lillie B. Cooksey

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 13 day of Febrnary, 1948.

Commission expires July 9th, 1951.

Joe W. Rives
Notary Public