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WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 16,500.00 Sixteen Thousand Five Hundred & No/100 **DOLLARS**

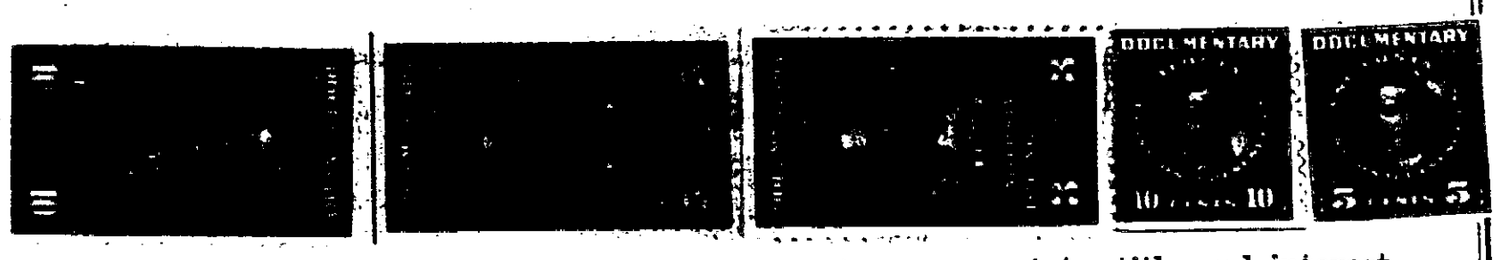
Cash in hand paid, receipt of which is hereby acknowledged,

We, A.B.Cripps and wife, Amelia M.Cripps **have bargained and sold, and by these presents do transfer and convey unto the said** W.H. Cook and wife, Juanita H.Cook their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 109 on an Advance copy of the Plan of Merry Oaks Subdivision, in the 3rd Civil District of said County, shown on a copy of a plan thereof prepared by W.W.Turner Company, Engineers, and described as follows:

Beginning at a point in the westerly margin of Blue Hills Drive at the common corner of Lots Nos.108 and 109; thence northerly along said Drive, 82.3 feet to the corner of Lots Nos.109 and 110; thence westerly along the line between said Lots, 192.2 feet; thence south 2° 06' east 82.3 feet to the corner of Lots Nos. 108 and 109; thence along the line between said lots, easterly 192.3 feet to the beginning.

Being the same property conveyed to A.B.Cripps and wife, Amelia M.Cripps, by deed from McFarland Heights, Incorporated, of record in Book 1905, page 341, Register's Office 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 W.H.Cook and wife, Juanita H.Cook their **heirs and assigns, forever.**

And we **do covenant with the said** W.H.Cook and wife, Juanita H.Cook **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 the 1951 taxes which have been pro-rated and assumed by the Grantees.

And we, A.B.Cripps and wife, Amelia M.Cropps **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** W.H.Cook and wife, Juanita H.Cook their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 23 day of February, 19 51.

A. B Cripps

Amelia M Cripps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, **a Notary Public in and for said County and State, the within named** A.B.Cripps and wife, Amelia M.Cropps

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** 6th **day of** March, 1951.

Commission expires May 1, 1954

Lawrence D. Richards
Notary Public

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