K 2494

For and in consideration of the sum of Ten ($10.00)

---------- TEN AND NO/100 ---------- DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Gary Cooper Motors,Inc., a Tennessee Corporation, existing under the laws of the State of Tennessee,

has bargained and sold, and by these presents do transfer and convey unto the said James E. Bedingfield and wife, Gloria M. Bedingfield, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Abbey Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County.

Lot No. 121 begins at a point in the south margin of Elaine Drive at the corner of Lots 121 and 122; thence southwardly with the line between said lots 182.8 feet to a point in Caldwell's line; thence eastwardly with Caldwell's line 128.9 feet to a concrete monument in the west margin of Danby Drive; thence with the margin of the same northwardly 155.6 feet to a point, the beginning of a curve; thence northwestwardly around said curve 39.5 feet to a point in the south margin of Elaine Drive; thence with the margin of the same westwardly 104.8 feet to the beginning.

Being part of the same property conveyed to Gary Cooper Motors, Inc., by deed from Ferris C. Bailey, Trustee, of record in Book 2435, page 573, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2345, page 514, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2331, page 18, said Register's Office, shows an Owner's Certificate, a 40-foot setback line from Elaine Drive and a 35 foot setback line from Danby Drive, and easement for public utilities across the south of said lot.

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 E. Bedingfield and wife, Gloria M. Bedingfield, their heirs and assigns, forever.

And it does covenant with the said James E. Bedingfield and wife, Gloria M. Bedingfield that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Gary Cooper Motors, Inc., a Tennessee Corporation does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said James E. Bedingfield and wife, Gloria M. Bedingfield, this heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hand this 25th day of February, 19 56.

GARY COOPER MOTORS, INC.

BY: Gary Cooper
President

ATTEST: Bessie S. Cooper
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hugh J. Bradley, a Notary Public within and for the State and County aforesaid, personally appeared Gary Cooper and Bessie S. Cooper, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively of the Gary Cooper Motors,Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gary Cooper as such President and attesting the same by the said Bessie S. Cooper, as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 25th day of February, 1956.

Hugh J. Bradley
NOTARY PUBLIC

My commission expires: April 21,1959.

G 233