BK 2602

WARRANTY DEED

For and in consideration of the sum of ($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
~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Thomas E. Mason and wife, Frances E. Mason, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of Hidden Acres, Second Addition, of record in Book 2083, page 79, Register's Office for said County.

Said Lot No. 16 fronts a total of 70.64 feet on the easterly margin of the terminus of Rubylee Drive and extends back 203.73 feet on the northerly side and 163 feet on the southerly side to a dead line in the rear measuring 117 feet.

Being part of the property conveyed to Gary Cooper Motors, Inc., by deed from R.& R. Homes, Inc., of record in Book 2392, page 480, and by deed of correction from R. & R. Homes, Inc., to Gary Cooper Motors, Inc., of record in Book 2439, page 463, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2248, page 243, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2083, page 79, said Register's Office shows an owner's certificate, and a 40 foot setback line from Rubylee Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Mason and wife, Frances E. Mason, their

heirs and assigns, forever.

And it does ~~do~~ **covenant with the said** Thomas E. Mason and wife, Frances E. Mason,

that it is **lawfully seized and possessed of said land in fee simple;** ~~have~~ has **a good right to convey it, and the same is unencumbered.**

And Gary Cooper Motors, Inc. , a Tennessee Corporation

does
~~do~~ **further covenant and bind** itself, its successors and assigns ~~heirs and representatives~~ **to warrant and forever defend the title to the said land to the said** Thomas E. Mason and wife, Frances E. Mason,

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

~~WITNESS the hand of the said ... day of ... 19...~~

IN WITNESS WHEREOF, the said Gary Cooper Motors, Inc., has caused its corporate name to be hereunto subscribed by its duly authorized officers, at Nashville, Tennessee, on this 16th day of November, 1956.

ATTEST: Bessie S. Cooper
Secretary

GARY COOPER MOTORS, INC.,
BY: Gary Cooper
President

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 16th day of November, 1956.

Hugh J. Bradley
NOTARY PUBLIC

My commission expires: April 21, 1959.

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