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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by the grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of $8900.00 of a note dated April 9, 1957, executed by James A. Cooper and wife, Helen W. Cooper, payable to First Mortgage Company of Nashville, for the original sum of $8900.00, with interest at 5% per annum, both principal and interest payable $52.07 monthly, and secured by Deed of Trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee,

we, JAMES A. COOPER AND WIFE, HELEN W. COOPER,

have bargained and sold, and by these presents do transfer and convey unto the said WARREN C. HICKS, unmarried

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

Being Lot No. 3 of Block "A" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.
Said Lot No. 3 fronts 73 feet on the westerly side of West Iris Drive and runs back 132.5 feet on the northerly line and 114 feet on the southerly line to a dead line in the rear, measuring 81 feet thereon.
Being the same property conveyed to R. W. Williams and wife, Margaret S. Williams, by deed from Quinby M Kipp, widower, of record in Book 2592, page 159; said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1165, page 627, as amended in Book 1627, page 148, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WARREN C. HICKS, unmarried

his heirs and assigns, forever.

And we do covenant with the said WARREN C. HICKS, unmarried 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 hereinabove set out and by ALL 1957 taxes, which the grantee herein assumes and agrees to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein

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

Witness our hands this 21 day of June 1957

James A. Cooper

Helen W. Cooper

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named JAMES A. COOPER AND WIFE, HELEN W. COOPER

the bargainer__, 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 21 day of June, 1957

L. W. CARNEY NOTARY PUBLIC DAVIDSON COUNTY

Commission expires February 7, 1961

L. W. Carney
Notary Public

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