K 2752

WARRANTY DEED

For and in consideration of the sum of $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we, Joe W. Anderton and wife, Marie S. Anderton,

have bargained and sold, and by these presents do transfer and convey unto the said Basil M. Cooke and wife, Georgia Kelly Cooke,

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. 179, on the Map of Lincoya Hills Subdivision, Section 7, as of record in Book 2331, page 119, said Register's Office, described as follows:

Beginning at a point in the northeasterly margin of Knobdale Road the common corner of lots 178 and 179; thence northeasterly along the line between said lots 152 feet to a common corner of lots 178, 179 and 180; thence along the line between lots 179 and 180 northwesterly, 175.5 feet to a point in the southeasterly margin of Delaney Drive; thence southwesterly along said margin of said drive 120 feet to the beginning of a curve; thence around said curve 30.92 feet to a point in the northeasterly margin of Knobdale Road; thence southeasterly 138.49 feet along said margin of said road to the point of beginning.

Being the same property conveyed to Joe W. Anderton and wife, Marie S. Anderton by deed from W. H. Freeman and wife, Marie T. Freeman of record in Book 2744, page 113, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Basil M. Cooke and wife, Georgia Kelly Cooke, their heirs and assigns, forever.

And we do covenant with the said Basil M. Cooke and wife, Georgia Kelly Cooke 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 1958 taxes which have been prorated and assumed by purchasers.

And we, Joe W. Anderton and wife, Marie S. Anderton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Basil M. Cooke and wife, Georgia Kelly Cooke, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of June, 19 58

Joe W. Anderton

Marie S. Anderton

STATE OF TENNESSEE
Davidson County

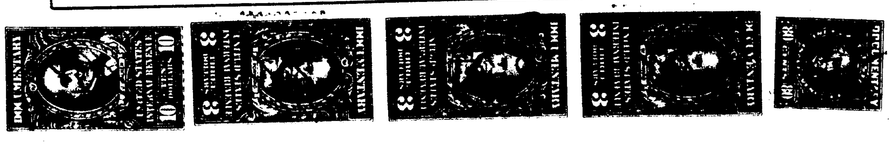
Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Joe W. Anderton and wife, Marie S. Anderton

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 office, this 9th day of June, 19 58

Commission expires February 1, 1961

A. M. Tenison, Notary Public



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