WARRANTY DEED

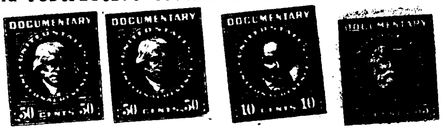
For and in consideration of the sum of _____

~~Eight Thousand Five hundred ($8,500.00) and no/100 - - - - - -~~ **DOLLARS** of which $1,224.98 has been paid in cash by Draper C. Cook and wife, Betty Jean Cook, the receipt of which is hereby acknowledged and for the remainder, the said Draper C. Cook and wife Betty Jean Cook, assume and agree to pay the balance of $7,275.02 of an original indebtedness of $8,000.00 secured by deed of trust, executed by Herbert F. Nelson and wife, to Edward W. Lee Jr. of record in book 2384, page 509, Register's Office for Davidson County, Tennessee.

We, Herbert F. Nelson and wife, June Downey Nelson have bargained and sold, and by these presents do transfer and convey unto the said Draper C. Cook and wife, Betty Jean 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. 41, on the map of Wrenwood, as of record in book 1130, page 55, Register's Office for said County.
Said lot No. 41 fronts 60 feet on the westerly side of 33rd. Ave. No. now Acklen Park Drive, and extends back 136.5 feet on the northerly line and 97 feet on the southerly line to the right-of-way line of the Nashville Chattanooga and St. Louis Railroad and is a broken line on which said lot measures 120 feet.
Being the same property conveyed to Herbert F. Nelson and wife, June Downey Nelson, by deed from William T. Carter and wife, of record in book 2392, page 580 said Register's Office.

This conveyance is made subject to easment for public utility purposes as shown on plan of record in book 1130, page 55, an easement of record in book 2034, page 624, and restrictive covenants of record in book 1311, page 611 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 Draper C. Cook and wife, Betty Jean Cook their heirs and assigns, forever.

And we do covenant with the said Draper C. Cook and wife, Betty Jean 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 as herein mentioned, and taxes for the year 1958, which are pro-rated and assumed by the grantees.

And we, Herbert F. Nelson and wife, June Downey Nelson do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Draper C. Cook and wife, Betty Jean Cook their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th. day of June, 1958

Herbert F. Nelson

June Downey Nelson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Herbert F. Nelson and wife, June Downey Nelson

the bargainors, 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 13th. day of June, 19 58

Commission expires My Commission Expires October 28, 1959 - Ann F. Dratter
Notary Public