K 2879

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, The Union Acceptance Corporation, a Tennessee corporation, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Roy D. Cook and wife, Dorothy P. 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. 15 of Block 20, Cherokee Park Subdivision in West Nashville, as of record in Book 161, page 75, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to The Union Acceptance Corporation, by deed from G. T. Todd and wife, Nellie Mai Todd, of record in Book 2810, page 415, Register's Office for said County.

This conveyance is subject to the following restrictions:

1. All taxes for 1959.
2. Such state of facts as an accurate survey would disclose.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy D. Cook and wife, Dorothy P. Cook, their heirs and assigns, forever. And The Union Acceptance Corporation does ~~do~~ covenant with the said Roy D. Cook and wife, Dorothy P. Cook, 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 The Union Acceptance 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 Roy D. Cook and wife, Dorothy P. Cook, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of March, 1959

ATTEST: THE UNION ACCEPTANCE CORPORATION

[signature] Secretary BY Ronald S. Ligg President

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