BK 3030

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWENTY-TWO THOUSAND AND NO/100 ---------- ($22,000.00) ---------- DOLLARS

Cash in hand paid by Alfred D. Ellington and wife, Opal R. Ellington, the receipt of which is hereby acknowledged, I,

GARY COOPER,
d/b/a GARY COOPER COMPANY

have bargained and sold, and by these presents do transfer and convey unto ALFRED D. ELLINGTON AND WIFE, OPAL R. ELLINGTON 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 6th Civil District of Davidson County, Tennessee, being Lot No. 214 on the Map of Haileywood Estates, Section VIII, as of record in Book 2854, page 19, Register's Office for said County.

Said Lot No. 214 fronts 129.0 feet on the easterly side of Anchorage Drive, and extends back ~~186.1 feet~~ on the northerly line and 185.0 feet on the southerly line, to a line in the rear nn which it measures 132.0 feet.

Being property conveyed to Gary Cooper d/b/a Gary Cooper Company, by deed from Thomas C. Summers, of record in Book 2876, page 272, Register's Office for Davidson County, Tennessee.

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 Alfred D. Ellington and wife, Opal R. Ellington their heirs and assigns, forever

And I do covenant with the said Alfred D. Ellington and wife, Opal R. Ellington that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And I, Gary Cooper d/b/a Gary Cooper Company do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Alfred D. Ellington and wife, Opal R. Ellington their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of February 1960

GARY COOPER COMPANY

By Gary Cooper

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