BK 3032

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 DOLLARS

TEN AND NO/100

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, the grantor, O. W. COOPER COMPANY has have bargained and sold, and by these presents do transfer and convey unto the said JAMES DUDLEY FINNERAN AND WIFE, ETHEL P. FINNERAN their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Attached.

Two tracts of land in Davidson County, Tennessee, described according to a copy of a survey thereof made by Wm. Collier Barrish, Associates, Civil Engineers, dated January 18, 1960, as follows:

Tract No. 1: Being Lot No. 79 on the Plan of Donelson Meadows, of record in Book 1835, page 35, Register's Office for said County, as follows:
BEGINNING at a point in the southerly margin of Dellrose Drive, the common corner of Lots 78 and 79; thence with the margin of said Drive, westerly 61.8 feet to a concrete monument at the beginning of a curve; thence with said curve, southwesterly 39 feet to a concrete monument in the easterly margin of Cottage Lane; thence with the margin of said Lane, southerly 153.8 feet (according to field measurement 156.8 feet) to a point; thence south 88° 03' east 86.7 feet to the common southerly corner of Lots 78 and 79; thence with the line between said lots, northerly 179.8 feet to the beginning.

Tract No. 2: Being designated as Parcel "C", containing 0.058 acres, more or less, being triangular in shape, and shown on a plan made by William Collier Parrish Associates, unrecorded, dated February 17, 1954, and more particularly described according to survey above referred to and described as follows:
BEGINNING at the southwest corner of Lot 79 on the Plan of Donelson Meadows, as of record in Book 1835, page 35, Register's Office for said County; thence north 88° 03' west 33 feet more or less to a point on the easterly margin of Cottage Lane as laid out on the Plan of Donelson Meadows, Section II, as of record in Book 1835, page 100 and 101; thence with the margin of Cottage Lane, northwardly, along a slight curve, 163.2 feet more or less to a concrete monument at the beginning of a curve at the intersection of said Lane and Dellrose Drive, said monument being in the west line of said Lot 79; thence with the west line of said Lot 79, southwardly 158.8 feet to the beginning.

Being the same property conveyed to O. W. Cooper Company, by Deed of Correction from Edward Hugh Kirk and wife, of record in Book 3031, page 177, 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 JAMES DUDLEY FINNERAN AND WIFE, ETHEL P. FINNERAN their heirs and assigns, forever.

And the grantor does covenant with the said JAMES DUDLEY FINNERAN AND WIFE, ETHEL P. FINNERAN 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 grantor does further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to the said land to the said grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF O. W. COOPER COMPANY has caused this instrument to be executed by its duly authorized officers on this the 11th day of March, 1960.

O. W. COOPER COMPANY

Attest: Theodore H. Pailet
Theodore Pailet, Secretary

By: O W Cooper
O. W. Cooper, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ... a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

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