BK 3033

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, DOLLARS

THIS conveyance being subject to a lease executed by Harry J. Cooper, Jr., and wife, Juanita Thompson Cooper to The Pure Oil Company, dated July 13, 1956, of record in Book 2558, page 285, wherein the land in question was leased for a period ending September 30, 1966 with an option to renew for an additional five year period and a further option to purchase the property in question for $30,000.00.

Said lease was assigned by Harry J. Cooper, Jr. and wife, to Henry C. Woodard, and wife, Charlotte Duncan Woodard, by instrument dated December 29, 1958, of record in Book 2851, page 501, Register's Office.

We, Harry J. Cooper, Jr., et ux, Juanita T. Cooper, have bargained and sold, and by these presents do transfer and convey unto the said Henry C. Woodard, et ux, Charlotte Duncan Woodard, 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 10th Civil District of Dayidson County, Tennessee, being Lot No. 2 on the Map of the Subdivision of the W. H. Tinnin's 11.99 Acre Tract, described as follows:

BEGINNING at a point in the southerly margin of U. S. Highway No. 41 at the corner of Lots Nos. 1 and 2; thence with the line between said lots, south 37° west 250 feet to a point; thence south 53¼° east 150 feet to a corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3, north 37° east 250 feet to the south margin of U. S. Highway No. 41; thence with the margin of the same, north 53¼° west 150 feet to the point of beginning.

Being part of the property conveyed to Harry J. Cooper, Jr., and wife, Juanita T. Cooper, by two deeds: One from Richard D. Nicks and wife, of record in Book 2344, page 627, and one from Harry J. Cooper, Sr. and wife, of record in Book 2591, page 215, 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 Henry C. Woodard, et ux, Charlotte Duncan Woodard, their heirs and assigns, forever.

And we do covenant with the said Henry C. Woodard, et ux, Charlotte Duncan Woodard 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.

And we, Harry J. Cooper, Jr., et ux, Juanita T. Cooper, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry C. Woodard, et ux, Charlotte Duncan Woodard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of March, 1960

M. E. Conner — Harry J. Cooper, Jr.

J. R. Snowden — Juanita Thompson Cooper

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