BK 3131

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Seventeen Thousand Four Hundred and No/100 ----- ----------($17,400.00) ----------DOLLARS Cash in hand paid by John A. Carney and wife, Wilma S. Carney, the receipt of which is hereby acknowledged, we,

Gary Cooper and wife, Bessie S. Cooper

_____ have bargained and sold, and by these presents do transfer and convey unto the said John A. Carney and wife, Wilma S. Carney

their _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 36, Forest Acres Subdivision, Section 3, as of record in Book 1424, page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 199.1 feet on the westerly side of Forest Acres Drive running back 316.5 feet on the northerly line and 323.8 feet on the southerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Gary Cooper by warranty deed from Damon R. Daniel and wife, Jo Anne S. Daniel, as of record in Book 2998, page 417, 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 John A. Carney and wife, Wilma S. Carney

their heirs and assigns, forever.

And we do covenant with the said John A. Carney and wife, Wilma S. Carney

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 1960 State and County taxes which have been prorated and are hereby assumed by the purchasers.

And we, Gary Cooper and wife, Bessie S. 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 John A. Carney and wife, Wilma S. Carney

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of September, 19 60

Gary Cooper

Bessie S. Cooper

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