K 3502

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

Cash in hand paid to us by Wayne Randall Cook and wife, Nancye Jean Cook, the receipt of which is hereby acknowledged and the grantees herein hereby assume and agree to pay the unpaid balance of a note executed by James H. Hale and wife, Mary Frances Hale payable to Home Federal Savings and Loan Association of Nashville and secured by instrument of record in Book 3413, page 273, Register's Office for Davidson County, Tennessee.

We, James H. Hale and wife, Mary Frances Hale have bargained and sold, and by these presents do transfer and convey unto the said Wayne Randall Cook and wife, Nancye Jean Cook, 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. 58 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for said County.

Said Lot No. 58 fronts 135.19 feet on the westerly side of Fonnic Drive and runs back 412.1 feet on the northerly line and 402.6 feet on the southerly line, to a dead line in the rear on which it measures 90.1 feet.

Being the same property conveyed to James H. Hale and wife, Mary Frances Hale, by deed from Ray D. Osborne and wife, Georgia Osborne, as of record in Book 3401, page 461, said Register's Office.

Said property is subject to easement of record in Book 2856, page 554, and restrictions of record in Book 3029, page 49, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayne Randall Cook and wife, Nancye Jean Cook, their heirs and assigns, forever.

And we do covenant with the said Wayne Randall Cook and wife, Nancye Jean Cook 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 as noted above.

And We, James H. Hale and wife, Mary Frances Hale do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wayne Randall Cook and wife, Nancye Jean Cook, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30 day of June, 1962

x James H. Hale

x Mary Frances Hale

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Palmick Jr., a Notary Public in and for said County and State, the within named James H. Hale and wife, Mary Frances Hale

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June, 1962

Commission expires 5-25-66

James A. Palmick Jr.
Notary Public

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