 21

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00, TEN and NO/100 - DOLLARS cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged.

WE: MORTON B. HOWELL, IV and wife, MARTHA F. HOWELL have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM R. COOK and wife, DELORES L. COOK, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 114 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lot No. 114 fronts 91.8 feet on the westerly side of Pembroke Avenue and runs back 184 feet on the northerly line and 182 feet on the southerly line to the easterly line of a private park, measuring 40 feet thereon.

Being the same real property conveyed to Morton B. Howell, IV and wife, Martha F. Howell, by deed from E. Robert Timberg and wife, dated March 9, 1957, filed March 11, 1957, and recorded in Book 2640, page 217, 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 GRANTEES, their heirs and assigns, forever.

And we do covenant with the said GRANTEES 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: the GRANTORS do further covenant and bind ourselves, our 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.

Witness our hands this 27 day of FEBRUARY, 1963

Morton B. Howell IV

Martha F. Howell