WARRANTY DEED

FROM

Atlas Construction Company

TO

Howard W. Cooper and wife

Margaret J. Cooper

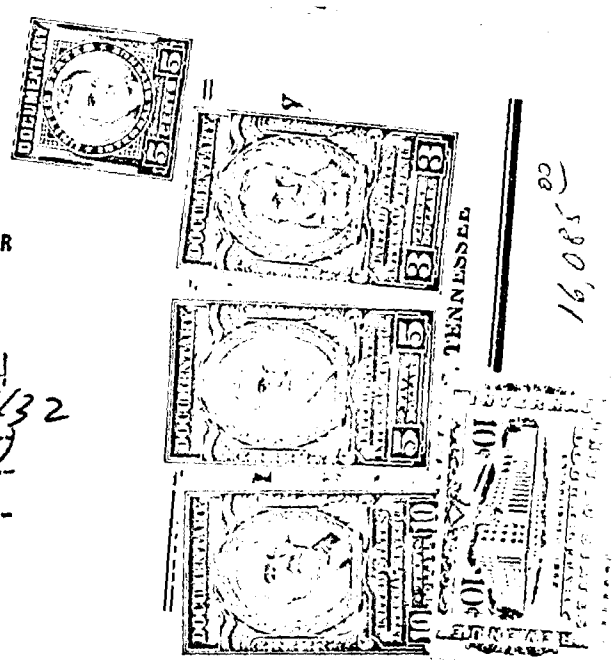
GUARANTY MORTGAGE CO. OF NASHVILLE

40151

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 6 12 03 PM '64

NOTE/MTG BOOK 109 PAGE 432
RECORDING FEE $ 2.00
DEP. REG. mm



16.08

STATE TAX $ 24.13
PROBATE 50
TOTAL $24.63

JUL 6 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 6 1964

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard W. Cooper and Margaret J.Cooper (NAME)	Guaranty Mortgage Company (NAME)	2DW8-57490
Glenpark Drive, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	
Nashville, (CITY) (P. O. ZONE) Tenn. (STATE)	Nashville 3, (CITY) (ZONE) Tennessee (STATE)	

For and in Consideration of the sum of Ten Dollars ($10.00) - *DOLLARS*

and other good and valuable considerations cash in hand paid to the undersigned by Howard W. Cooper and wife, Margaret J. Cooper, receipt of which is hereby acknowledged, we, Atlas Construction Company, a Tennessee corporation,

have bargained and sold, and by these presents do transfer and convey unto the said Howard W. Cooper and wife, Margaret J. Cooper their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot 5A 10 on the Plan of Glengarry Park, Section Five-A, as of record in Book 3300, page 58, Register's Office for said County.

Said part of Lot 5A 10 fronts 80 feet on the northwesterly side of Glenpark Drive and extends back 139.8 feet, more or less, on the northeasterly line and 140.0 feet, more or less, on the southwesterly line, to a line in the rear on which it measures 80 feet.

Being part of the same property conveyed to Atlas Construction Company by deed from Andrew Ewing, Trustee, of record in Book 3673, page 300, Register's Office for said County.

The above described property is conveyed expressly subject to:

1. Restrictive Covenants of record in Book 3186, page 148; Book 3377, page 567; Book 3501, page 635; Book 1788, page 349; and Book 2796, page 604, said Register's Office.

2. The Plan of record in Book 3300, page 58, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Glenpark Drive, and a 2.5 x 30 feet utility anchor easement located on both front corners of said lot.

This is improved ( ) property, known as Glenpark Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard W. Cooper and wife, Margaret J. Cooper their *heirs and assigns, forever.*

And we *do covenant with the said* Howard W. Cooper and Margaret J. Cooper *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 by taxes for the year 1964 which will be prorated and payment assumed by Grantees.

And we, Atlas Construction Company *do further covenant and bind* ourselves, our successors and assigns *heirs and representatives, to warrant and forever defend the title to the said land to the said* Howard W. Cooper and wife, Margaret J.Cooper, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 30th *day of* June, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATLAS CONSTRUCTION COMPANY

By Charles C Mann

President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

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..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A. M. Tenison *, a Notary Public of the State and County aforesaid, personally appeared* Charles L. Norris *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Atlas Construction Company *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Nashville, Tennessee *,*
this 30th *day of* June *, 19*64.

A. M. Tenison
Notary Public

Commission Expires February 1, 1965.