BOOK 3895 PAGE 250

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia L. Rowland (NAME:)	Miss Virginia L. Rowland (NAME:)	150-16515
2101 Cooper Lane (STREET ADDRESS OR ROUTE NUMBER)	2101 Cooper Lane (STREET ADDRESS)	Map 73-5
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 141

For and in Consideration of the sum of TEN AND NO/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by Virginia L. Rowland and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, James D. Crossett and wife, Ada Latimer Crossett,

have bargained and sold, and by these presents do transfer and convey unto the said Virginia L. Rowland, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 1 on the Plan of Riverwood Heights, Section VII, as of record in book 2854, page 34, Register's Office for said County, described as follows:

BEGINNING at a point in the northeasterly margin of Cooper Lane, the common corner of Lots Nos. 1 and 2; thence northeasterly along the line between said lots, 184.3 feet to a point; thence northwesterly 128.9 feet to a point in the southeasterly margin of Demarius Drive; thence southwesterly along said margin of said Drive, 144.43 feet to the beginning of a curve; thence around said curve, southeasterly 39.26 feet to a point in the northeasterly margin of Cooper Lane; thence southeasterly along said margin of said Lane, 100 feet to the point of beginning.

BEING the same property conveyed to James D. Crossett and wife, Ada L. Crossett, by deed from S. J. Dale and wife, as of record in book 3028, page 395, said Register's Office.

CONVEYANCE of this property is made subject to restrictions of record in book 2882, page 137, said Register's Office; the plan of record in book 2854, page 34, said Register's Office shows an Owner's Certificate, a 40-foot setback line from Cooper Lane, a 30 foot setback line from Demarius Drive, a 10 foot easement fro public utilities along the northeasterly line of the lot, an easement for utility overhand across the corner of the lot at the intersection of Cooper Land and Demarius Drive.

Ada Latimer Crossett and Ada L. Crossett are one and the same person.

This is unimproved (X) improved ( ) property, known as 2101 (House Number) Cooper Lane (Street) P. O. Address: Nashville (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 Virginia L. Rowland, her *heirs and assigns, forever.*

And we *do covenant with the said* Virginia L. Rowland *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 for a deed of trust of record in book 3023, page 541, said Register's Office.

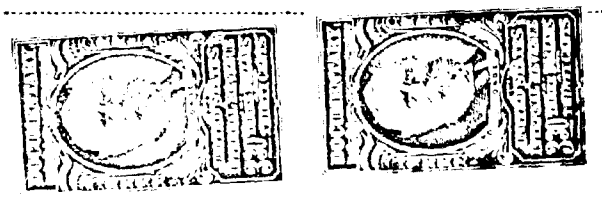
And We, James D. Crossett and wife, Ada Latimer Crossett, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Virginia L. Rowland, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 21 *day of* May, *19* 65., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



James D. Crossett
JAMES D. CROSSETT

Ada L. Crossett
ADA LATIMER CROSSETT
Ada Latimer Crossett



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Sweeney, *a Notary Public in and for said County and State, the within named* James D. Crossett and wife, Ada Latimer Crossett,

*the bargainor*s, *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 Nashville, *Tennessee, this* 24 *day of* May, *19*65.

Notary Public.

Commission Expires July 22, 1967

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 Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

James D. Crossett and wife,

Ada Latimer Crossett

TO

Virginia L. Rowland

G-176590
G-179033

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

82304

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAY 27 11 06 AM '65

NOTED ON PAGE 111
RECORDING FEE $ 2.00
DEP. REG. X

STATE TAX $ 22.00
PROBATE
TOTAL $ 22.50

MAY 27 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 27 1965

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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