By LEN

This instrument prepared by:
Marvin & Harvey, Attys.

BOOK 3987 PAGE 971

WARRANTY DEED

3221 Nolensville Rd., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter B. Pearson, et ux (NAME:)	Murphree Mortgage Co. (NAME:)	MAP. 147-01
331 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 217
Nashville, Tenn., 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	60 MS

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ---------- *DOLLARS,* cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the grantees of a present indebtedness on the property herein conveyed, as evidenced by an instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, we,

JOHN J. COOK and wife, VIRGINIA S. COOK,

have bargained and sold, and by these presents do transfer and convey unto the said WALTER B. PEARSON and wife, CHARLENE L. PEARSON,

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. 330 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Register's Office for said County.

Said Lot No. 330 fronts 85 feet on the south side of Binkley Drive and runs back 183.1 feet on the west line and 189.5 feet on the east line to a dead line in the rear on which it measures 85.1 feet.

Being the same property conveyed to John J. Cook, et ux, by deed from The Kennedy Corp. of record in Book 3252, page 409, Register's Office for said County.

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, in Book 3164, page 222; and to the easements and limitations shown on the Map of record in Book 2900, page 131, said Register's Office.

This is (unimproved / improved (X)) property, known as 331 (House Number) Binkley Drive (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 WALTER B. PEARSON and wife, CHARLENE L. PEARSON, their *heirs and assigns, forever.*

And we *do covenant with the said* WALTER B. PEARSON and wife, CHARLENE L. PEARSON, *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 hereinabove mentioned.

And we, JOHN J. COOK and wife, VIRGINIA S. COOK, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter B. Pearson and wife, Charlene L. Pearson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31 *day of* January, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John J. Cook

Virginia S. Cook

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alfred H. Gaston, a Notary Public in and for said County and State, JOHN J. COOK and wife, VIRGINIA S. COOK,

the within named 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, Davidson County, Tennessee, this 31 day of January, 19 66.

Alfred H. Gaston Notary Public

Commission expires April 30, 1968

ALFRED H. GASTON NOTARY PUBLIC DAVIDSON CO. TENN. MY COMM. EXPIRES APR. 30, 1968

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 .....

16000

WARRANTY DEED

FROM

JOHN J. COOK, ET UX

TO

WALTER B. PEARSON, ET UX

17454

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 15 3 15 PM '66

NOTE BOOK 113 PAGE 507
RECORDING FEE $ 2.50
DEP. REG. X

STATE TAX $ 24.00
PROBATE 50
TOTAL $ 24.50

FEB 15 1966

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

PAID FEB 15 1966

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