This instrument was prepared by
STOCKELL, RUTHERFORD AND CROCKETT, Attys.
306 Nashville Bank and Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4022 PAGE 322

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Cook, Jr. et ux	Thomas M. Cook, Jr. et ux	7DA-32140
(NAME:) Estes Ave.	(NAME:) Estes Ave.	Map 130-08
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Blk. 29
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

For and in Consideration of the sum of Ten ($10.00) and No/100. . . . . *DOLLARS*

and other good and valuable considerations, receipt for all of which is hereby acknowledged.

Robert John Drake, and wife, Betty McNabb Drake

have bargained and sold, and by these presents do transfer and convey unto the said Thomas M. Cook, Jr., and wife Joyce I. 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. 11 on the Plan of Comptonwood Subdivision, as of record in Book 974, page 10, Register's Office for said County,

Said Lot No. 11 fronts 100 feet on the easterly side of Estes Avenue, or Compton Road, and runs back between parallel lines, 307.5 feet to a dead line.

Being the same property conveyed to Robert John Drake and wife, Betty McNabb Drake, by deed from Robert L. McKissack and wife, as of record in Book 3806, page 289, said Register's Office.

Part of the consideration herein is the assumption by the conveyees of a Deed of Trust executed by Robert John Drake and wife, to H.H. Mayberry, Jr., Trustee, as of record in Book 3806, page 290, to secure Phoenix Mutual Life Insurance Company, a note dated Aug. 24, 1964, for $14,000.00, payable $96.31 monthly, beginning Oct. 1, 1964, including interest as set out in said note.

This is unimproved ( ) improved (X) property, known as 4312 Estes Road (House Number) (Street) Nashville, Tennessee (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 Thomas M. Cook, Jr. and wife Joyce I. Cook their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas M. Cook, Jr. and wife Joyce I. 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.*

And we, Robert John Drake and wife Betty McNabb Drake *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas M. Cook, Jr. and wife Joyce I. Cook, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25 *day of* May, *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.*

X Robert John Drake

Betty McNabb Drake

DISTRICT OF COLUMBIA

Personally appeared before me, Francis C. Hulse, a Notary Public in and for said County and State, Robert John Drake, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wash., D.C., Tennessee, this 25 day of May, 1966.

Francis C. Hulse Notary Public

Commission expires 1/31/67

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Geo. D. Thomas, Jr., a Notary Public of the State and County aforesaid, personally appeared Betty McNabb Drake, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be of the, the within named bargainor, a corporation, and that she as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of May, 1966.

Geo. D. Thomas, Jr. Notary Public

Commission expires April 30, 1970

WARRANTY DEED

FROM
Robert John Drake, et ux

TO
Thomas M. Cook, Jr., et ux

30513

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 2 8 53 AM '66

NOTED: BOOK 4-4 PAGE 244
RECORDING FEE $ 2.25
DEP. REG.

STATE TAX $ 38.25
PROBATE 80
TOTAL $ 38.75

JUN 2 1966

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

PAID JUN 2 - 1966

Compliments of
Guaranty Title Company
A Division
Kansas C