WARRANTY DEED ATTORNEYS TITLE COMPANY

Instrument prepared by A. B. Neil, Jr. L-C Tower Nashville Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Draper C. & Betty Cook (NAME:)	Same (NAME:)	8DA 55811
5713 Knob Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	103-5-36
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

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

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DOLLARS

and other good and valuable considerations the receipt of which is acknowledged, we John S. Phipps and wife Martha M. Phipps

_____ have bargained and sold, and by these presents do transfer and convey unto the said Draper C. Cook and wife Betty C. 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. 73 of the Hillwood Park Subdivision as recorded in Book Number 3300, Page 28, Registers Office, Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 73 fronts 166.6 feet on the Southerly line of Knob Road and runs back between lines 238.3 feet on its easterly boundary and 241.9 feet on its westerly boundary to a dead line on which it measures 166.6 feet, being the same land conveyed to John S. Phipps by deed from C. C. Adams, Successor Trustee, of record in Book 3674, Page 587, Registers Office, Davidson County, Tennessee.

Said property is subject to a 100 foot minimum building setback line from Knob Road and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 foot utility anchor easement located on both the northeast and northwest corners of said lot.

This is unimproved ( ) improved (X) property, known as 5713 Knob Road (House Number) Nashville, Tennessee (Street) (P. O. Address: City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Draper C. & Betty Cook, their heirs and assigns, forever.

And we do covenant with the said Draper C. & Betty 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., except for 1966 taxes which will be prorated to the seller, and the restriction and easements set forth in the description above.

And John S. Phipps and wife, Martha M. Phipps do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Draper C. and Betty Cook, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 22 day of July, 1966

John S. Phipps

Martha M. Phipps

STATE OF TENNESSEE
Davidson County

BOOK 4051 PAGE 833

Personally appeared before me, A. B. Neil, Jr., a Notary Public in and for said County and State, the within named John S. Phipps and Wife Marth M. Phipps

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 12 day of July, 1966.

Commission expires 7-25-66

A. B. Neil, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

STATE TAX $ 6.00
PROBATE .50
TOTAL $ 6.50
AUG 30 1966
R. F. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID AUG 30 1966

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
John S. Phipps, et. ux.

TO
Draper C. Cook, et. ux.
418 Arbor Park Dr.
Mail
Nash. 37205

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

41671

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 30 12 26 PM '66
NOTED: BOOK 114 PAGE 751
RECORDING FEE $ 2.00
DEP. REG. M