WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cooper + Batson	Same	Map 162
(NAME:)	(NAME:)	Par. 33
702 1st Am Natl Bk Bldg (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M

For and in Consideration of the sum of Thirty-seven Thousand Five Hundred and No/100 ---------- ($37,500.00) ----------*DOLLARS*

of which $10,875.00 has been paid in cash by O. W. Cooper and Dodson Batson, the receipt of which is hereby acknowledged, and for the remainder of $26,625.00 the said O. W. Cooper and Dodson Batson have executed their joint promissory note of even date herewith, payable to the order of M. R. Bess in two annual installments of $13,312.50 each, the first installment falling due on or before the 22nd day of May, 1968 and the other installment on or before the 22nd day of May, 1969, with interest from date at the rate of 6% per annum, and to secure the payment of all of which, together with attorney's fees in event of default in payment, a lien is hereby expressly retained,

Any lot will be released after plan is recorded for the payment of prorated balance plus 50% of the purchase price of the lot and any lot with house will be released for total sale price of house and lot.

We, M. R. Bess and wife, Josephine Bess

have bargained and sold, and by these presents do transfer and convey unto the said O. W. Cooper and Dodson Batson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th, formerly the 7th, Civil District of said County and State, described partly according to surveys made by John M. Sullivan, County Surveyor, April 20, 1953 and July 9, 1955, and one made by Lewis D. Justice, Surveyor, August 24, 1948, as follows:
Beginning at a point in the center of Tusculum Road at the northeast corner of the property conveyed to Roy R. Bess and wife, of record in book 2145, page 33, Register's Office for said County; thence with Roy R. Bess' eastern boundary line, south 6° 26' west 218 feet to Bess' southeast corner; thence with his southern boundary line, north 80° 44' west 310.4 feet to the center of an old road; thence with same, south 3° 40' west 269.1 feet; thence continuing with the center of said road, south 87° 10' east 1521.9 feet, more or less, to the southwest corner of the property conveyed to William Thomas King and wife, of record in book 2541, page 521, said Register's Office; thence with King's western boundary line, north 20° 16' east 271.6 feet to the center of said Tusculum Road, King's northwest corner; thence with said Tusculum Road, north 48° 20' west 50.6 feet, north 64° 35' west 248 feet, north 78° 25' west 300 feet, north 87° 40' west 460.5 feet, north 86° 20' west 100 feet, north 79° 50' west 100 feet and north 72° 20' west 74.1 feet to the beginning, containing 13.68 acres, more or less. Being part of the real property conveyed to M. R. Bess by deed from Hobart Luker and wife, of record in book 1636, page 515, said Register's Office.

This Instrument Was Prepared By

Of The Law Firm Pegigo & Sandon

unimproved ( )
This is improved ( ) property, known as ..... (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 O. W. Cooper and Dodson Batson, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* O. W. Cooper and Dodson Batson ..... *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 taxes for the year 1967 which are prorated and assumed by grantees.

And we, M. R. Bess and wife, Josephine Bess ..... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* O. W. Cooper and Dodson Batson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 22nd *day of* May, *1967, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. R. Bess

Josephine Bess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named M. R. Bess and wife, Josephine Bess,

the bargainors, 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 22 day of May, 1967.

Alice McMahon, Notary Public.

Commission Expires April 26, 1970

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

M. R. Bess, et ux

TO

O. W. Cooper and
Dodson Batson

72701

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 22 3 40 PM '67

NOTED: BOOK 116 PAGE 462

RECORDING FEE $ 2.00

DEP. REG. xx

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE



STATE TAX $ 2.25

PROBATE 50

TOTAL $ 2.75

MAY 22 1967 PAID MAY 22 1967

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