BOOK 4210 PAGE 311

05109

FORM NO. WD-1

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 8 10 50 AM '68
NOTES: BOOK 118 PAGE 235
RECORDING FEE $ 3.00
DEP. REG. R

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,228.19

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Feb. 1968.

Notary Public

MY ~~COMMISSION EXPIRES~~: Deputy Register

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
Jerry M. Cooke 3313 Moorewood Drive; Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret M. Simpson (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	12D 54399
3313 Moorewood Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry M. Cooke and wife Phyllis H. Cooke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret M. Simpson

HEREINAFTER CALLED THE GRANTEES, 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. 755 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 755 fronts 88 feet on the westerly margin of Moorewood Drive and runs back between lines 139.7 feet on the northerly line and 170.2 feet on the southerly line to a ~~XXXXXX~~ broken dead line in the rear on which it measures 106.2 feet.

Being the same property conveyed to Jerry M. Cooke by William A. Durham and wife Mabel B. Durham noted in Book 112 Page 90, said Register's Office, Recorded in Book 3914, Page 720.

This conveyance is subject to restrictive covenants of record in Book 3434, page 270 and in Book 3313, page 402 and further amended in Book 3702, page 519, said Register's Office.

This conveyance is subject to a ~~XX~~ Deed of Trust executed by William A. Durham and wife Mabel B. Durham to Miller Kimbrough, Trustee recorded in Book 3751 Page 557 R.O.D.C. which the said Grantee ~~XXXX~~ hereby assumes.

This is unimproved ( ) improved (X) property, known as 3313 (House Number) Moorewood Drive (Street) Nashville, Tenn. (P. O. Address) 37202 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 7th day of February, 1968

Jerry M. Cooke Phyllis H. Cooke

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lucille Shelton, a Notary Public in and for said County and State, the within named Jerry M. Cooke and wife Phyllis H. Cooke

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 7th day of February 19 68

Commission expires Oct. 30, 1971

Lucille Shelton
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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Jerry M. Cooke and wife Phyllis H. Cooke

TO Margaret M. Singer

STATE TAX $ 36.90
PROBATE .50
TOTAL $ 37.40

FEB 8 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.