This Instrument Prepared By:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg
Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4221 PAGE 577

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas V. Ruane, etux (NAME:)	Dobson & Johnson, Inc. (NAME:)	8D-60995
1039 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bank Building (STREET ADDRESS)	Map 115-2
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 114 PW

For and in Consideration of the sum of ----------$10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Thomas V. Ruane and wife, Carolyn Ann Ruane and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Thomas W. Cooper and wife, Alice O. Cooper
.....*have bargained and sold, and by these presents do transfer and convey unto*
the said Thomas V. Ruane and wife, Carolyn Ann Ruane
.....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. 27 on the Plan of Section I, Crestmeade as of record in Book 2331, page 153, Register's Office for said County.

Said Lot fronts 198 feet on the westerly side of Davidson Road and extends back 230 feet on the southerly line and 178 feet on the northerly line to a rear line and measures 204.6 feet thereon.

Being the same property conveyed to Thomas W. Cooper and wife, Alice O. Cooper by deed from William A. Kelly and wife, as of record in Book 2926, page 383, said Register's Office.

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 Thomas V. Ruane and wife, Carolyn Ann Ruane .....their.....*heirs and assigns, forever.*

And We .....*do covenant with the said* Thomas V. Ruane and wife, Carolyn Ann Ruane .....*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, Thomas W. Cooper and wife, Alice O.Cooper
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 V. Ruane and wife, Carolyn Ann Ruane, their .....*heirs and assigns against the lawful claims of all persons whomsoever.*
Witness our *hand* s *this* 21st *day of* March, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 24,500.00

Affiant

Subscribed and sworn to before me, this the 21st day of March, 1968

Barbara Ferguson
Notary Public

My Commission Expires: 10/24/70
(Affix Seal)

X Thomas W. Cooper

X Alice O. Cooper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4221 PAGE 578

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, Thomas W. Cooper and wife, Alice O. Cooper

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 Tennessee, this 21st day of March, 19 68.

Barbara Ferguson Notary Public

Commission expires 10/24/70

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.....

10189

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 22 11 08 AM '68
NOTED BOOK 118 PAGE 466
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 63.20
PROBATE .50
TOTAL $ 64.20

MAR 22 1968

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

G-202217 - $24,500.00

WARRANTY DEED

FROM

THOMAS W. COOPER, ETUX

TO

THOMAS V. RUANE, ETUX

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.