# WARRANTY DEED

BOOK 4243 PAGE 336

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles W. Kirkland, Sr. | Murphree Mortgage Co. | Map. 147-6 |
| (NAME) 4811 Overcrest Drive | (NAME) 226 Third Avenue North | Par. 86 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 - - - - - - - - - - - - - - - - - - - -

($10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged; and the further consideration of the assumption and agreement to pay by Charles W. Kirkland, Sr. and wife, Theresa H. Kirkland, the unpaid balance of loan in the original amount of $20,800.00 secured by deed of trust executed by James E. Hall and wife, Lois Hall, to Raymond L. Davis, Jr., Trustee, of record in book 3920, page 529, Register's Office for Davidson County, Tennessee,

We, John J. Cook and wife, Virginia S. Cook

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Charles W. Kirkland, Sr. and wife, Theresa H. Kirkland, their

~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 30 on the Plan of Section I, Battery Crest, of record in book 2900, page 91, Register's Office for said County.
Said lot No. 30 fronts 80 feet on the west side of Overcrest Drive and extends back 368.06 feet on the north line and 367.63 feet on the south line to a dead line in the rear on which it measures 153.76 feet.
Being the same real property conveyed to John J. Cook and wife, Virginia S. Cook, by deed from James E. Hall and wife of record in book 3982, page 527, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along northerly, rear and southerly lines of premises, 40-foot building setback line from Overcrest Drive and conditions of owners certificate as shown on plan of record in book 2900, page 91; and to restrictive covenants contained in instrument of record in book 3072, page 429, as amended by instrument of record in book 3098, page 290, said Register's Office.

This Instrument Was Prepared By
Phillips Saindon
Of The Law Firm Fadi30 & Saindon
Stahlman Co... ...ville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,500.00

Subscribed and sworn to before me, this the 14 day of June 1968

Affiant Charles W. Kirkland Sr.

My commission expires: April 26, 1970 (Affix Seal)

Notary Public Alice M-Mahon

This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Charles W. Kirkland, Sr. and wife, Theresa H. Kirkland, their

~~successors~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles W. Kirkland, Sr. and wife, Theresa H. Kirkland

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 29th *day of* May, 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.*

John J. Cook

Virginia S. Cook

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Wm. H. Eason, *a Notary Public in and for said County and State,* John J. Cook and wife, Virginia S. Cook, *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* 29th *day of* May, *19*68

Wm. H. Eason *Notary Public*

*Commission expires* MY COMMISSION EXPIRES SEPT. 8, 1968

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* .....

Return GUAR. TI...

G-198563

**WARRANTY DEED**

FROM

John J. Cook et ux.

TO

Charles W. Kirkland, Sr. etux.

| | | | | | |
|---|---|---|---|---|---|
| JUN 14 68 | CONV | 25,500.00 | | | |
| JUN 14 68 | S TAX | | A* | 66.30 | |
| JUN 14 68 | PRFEE | | A* | .50 | |
| JUN 14 68 | MTDEED | | A* | 3.00 | * 69.80 |

A 0 1 6 6 6

IDENTIF. REFERENCE

JUN 14 2 56 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE