DEED PREPARED BY J. K. WOODARD, ATTORNEY, MADISON, TENNESSEE

# WARRANTY DEED

BOOK 4301 PAGE 485

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul Cook et ux | Security Federal Sav. & Loan | MAP 33-14 |
| (NAME) 605 Trebor Drive | (NAME) 500 Union Street | Par. 25 |
| (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn. | (STREET ADDRESS) Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN AND NO/100 ($10.00)---------- *DOLLARS,* cash in hand paid and other good and valuable considerations, paid by the Grantees, the receipt of which is hereby acknowledged, and the assumption by the Grantees, herein, of an unpaid balance of a note dated July 18, 1962, in the original amount of $13,000.00, which note is secured by a Deed of Trust executed by H. L. Smith and wife, to Everette A. Covington, Jr. Trustee of record in Book 3438, page 461, Register's Office for Davidson County, Tennessee.

We, Gerald G. Bird and wife, Sybil D. Bird, hereinafter called the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* Paul Cook and wife, Opal R. Cook, 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. 35 on the Plan of Pleasant Hill of record in Book 2900, page 69, Register's Office for said County.

Said Lot No. 35 fronts 170 feet on the east side of Trebor Drive and runs back between lines 330 feet on the north line and 192.1 feet on the south line to a dead line on which it measures 187.2 feet.

Being the same property conveyed to Gerald G. Bird and wife, Sybil D. Bird by deed from H. L. Smith and wife, Dorothy Smith, of record in Book 4220, page 839, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3029, page 49, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along easterly and southerly lines of premises, 40-foot building setback line from Trebor Drive, and conditions of owners certificate, as shown on plan of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 605 Trebor Drive (House Number) (Street), Goodlettsville P. O. Address: (City or Town), Tennessee

*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.,* except as above set out.

*And* we, the Grantors, *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.*

*Witness* our *hand* s *this* 10th *day of* January, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gerald G. Bird.
Sybil D. Bird

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Bird and Sybil D. Bird

the within named 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 Madison, Tennessee, this 10th day of January, 19 69.

Linda F. Moncrief Notary Public

Commission expires July 29, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Linda F. Moncrief, 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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 18000.

Affiant Gerald G. Bird., Paul Cook - Opal K. Cook

Sworn to and subscribed before me this 10th day of January, 1969.

Linda F. Moncrief
NOTARY PUBLIC

Commission Expires: July 29, 1972.

| | | | | | |
|---|---|---|---|---|---|
| JAN 14 69 | CONV | 18,000.00 | | | |
| JAN 14 69 | S'TAX | | B* | 46.80 | |
| JAN 14 69 | PR'FEE | | B* | .50 | |
| JAN 14 69 | W'DEED | | B* | 3.00 | * 50.30 |

WARRANTY DEED

FROM GERALD G. BIRD ET UX

TO PAUL COOK ET UX

A26740

IDENTIF. REFERENCE

JAN 14 9 13 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Return to: Hussey & Workings
Plaza Ind. Bldg.
Madison, Tenn.