BOOK 4317 PAGE 69

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. Hayes Cooney	same	Map 116-15
(NAME)	(NAME)	Par. 38
421 Royal Oaks Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Sixty Thousand and No/100 ($60,000.00)----------
Dollars,
of which $39,001.56 has been paid in cash by C. Hayes Cooney and wife, Susan S. Cooney, the receipt of which is hereby acknowledged, and for the remainder, the said C. Hayes Cooney and wife, Susan S. Cooney, assumes and agrees to pay the balance of $17,854.11 of an original indebtedness of $20,000.00 secured by deed of trust executed by W. Gilbert Templeton et ux to Albert H. Thomas, Trustee, of record in book 3759, page 9, Register's Office for Davidson County, Tennessee and assumes and agrees to pay the balance of $3,144.33 of an original indebtedness of $3,252.73 payable to the Nashville Gas Company, we, W. Gilbert Templeton and wife, Eleanor H. Templeton

have this day bargained and sold, and do hereby transfer and convey unto the said C. Hayes Cooney and wife, Susan S. Cooney, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of a Re-subdivision of Royal Oaks, Section "B", as of record in Book 1424, page 89, Register's Office for said County.
Said Lot fronts 175 feet on the westerly side of Royal Oaks Drive and runs back between parallel lines, along the northerly margin of a 10-foot walk-way, 215 feet to a dead line.
Being the same property conveyed to W. Gilbert Templeton and wife, Eleanor H. Templeton by deed from George W. Stocking and wife, Dorothe R. Stocking of record in book 3376, page 229, Register's Office for said County.

This conveyance is made subject to ten-foot utility easement along the rear of the lot and conditions of owners certificate as shown on plan of record in book 1424, page 89, and Restrictive covenants contained in an instrument of record in book 1538, page 200, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 1st day of July 1969

C Hayes Cooney
Affiant

My commission expires: June 6 1972
(Affix Seal)

Mary Emery
Notary Public

This is unimproved ( ) improved (x) property, known as 421 Royal Oaks Drive (House Number) (Street) Nashville, Tennessee 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 C. Hayes Cooney and wife, Susan S. Cooney, 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* C. Hayes Cooney and wife, Susan S. Cooney, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1st *day of* July, 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.*

Eleanor H. Templeton
W. Gilbert Templeton

This Instrument Was Prepared By
Dewey Fedigo, Jr.
Of The Law Firm Fedigo & Saindon
Stahlman Building Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frank L. Smith, Jr. *a Notary Public in and for said County and State,* W. Gilbert Templeton and wife, Eleanor H. Templeton

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 1st *day of* July, *19* 69

Frank L. Smith Jr.
Notary Public

Commission expires July 26, 1970

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 .....

Brian Title 30415

WARRANTY DEED

FROM
W. Gilbert Templeton et ux

TO
C Hayes Cooney et ux

JUL-2 CONV 60,000.00
JUL-2 S'TAX C* 156.00
JUL-2 PR'FEE C* .50
JUL-2 W'DEED C* 3.00 * 159.50

A 46436

IDENTIF. REFERENCE

JUL 2 2 15 PM '69

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