WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred J. Cassetty (NAME)	Fred J. Cassetty (NAME)	221-
1040 Jo Johnston Avenue (STREET ADDRESS OR ROUTE NUMBER)	1040 Jo Johnston Avenue (STREET ADDRESS)	24975
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (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 consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid balance of a Deed of Trust, payable to Commerce Union Bank, Nashville, Tennessee, of record in Book 4183, page 741, Register's Office for Davidson County, Tennessee, we

JAMES C. COOK and wife, DOROTHY K. COOK,

have this day bargained and sold, and do hereby transfer and convey unto the said FRED J. CASSETTY, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 8 in W. S. Settles' Subdivision of Lot No. 7 of Woodard Place, as of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the west side of 14th Avenue, North, and runs back between parallel lines, 144 feet along the north margin of an alley, to an alley in the rear, excepting therefrom a small triangle out of the southwest corner of said lot for a base line of 14 feet and a side line of 10 feet taken for the intersection of the two alleys.

Being the same property conveyed to James C. Cook and wife, Dorothy K. Cook, by deed from Bessie Boyd and Mary Estella Boyd Gray, being all the heirs at law of Josephine Alice Boyd, deceased, of record in Book 3128, page 462, 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 $6,519.85
Subscribed and sworn to before me, this the 13th day of Feb. 1970
Affiant Fred J Cassetty
My commission expires: 1/23/72 (Affix Seal)
Notary Public [signature]

This is unimproved ( ) improved (X) property, known as 1805 14th Avenue, North, Nashville, Tennessee
(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 FRED J. CASSETTY his *(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* FRED J. CASSETTY, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4th *day of* February, 1970 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C Cook
James C. Cook

Dorothy K. Cook
Dorothy K. Cook

This Deed Prepared By: J. Victor Barr, Jr., Attorney at Law
1420 Nashville Bank & Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. VICTOR BARR, JR. *, a Notary Public in and for said County and State,* JAMES C. COOK and wife, DOROTHY K. 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* 4th *day of* February *, 19* 70

Commission expires 10/21/71 *Notary Public*

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

FEB16 CONV *6,519.85
FEB16 S'TAX A* 16.90
FEB16 PR'FEE A* .50
FEB16 W'DEED A* 3.00 * 20.40

WARRANTY DEED

FROM
JAMES C. COOK, etux

TO
FRED J. CASSETTY

A 68646

IDENTIF. REFERENCE

FEB 16 11 44 AM '70

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

FILE IN COMMERCE UNION BANK
PARKWAY TOWERS OFFICE