THIS INSTRUMENT PREPARED BY:
DAVE RUTHERFORD, ATTORNEY
Nashville Bank & Trust Building
Nashville, Tennessee

BOOK 4409 PAGE 158

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank A. Wilson et ux.		Map 119-15
(NAME) 513 McDonald Dr. (STREET ADDRESS OR ROUTE NUMBER)	(NAME) Same (STREET ADDRESS)	Par. 6
Nash Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Five Thousand and no/100 ---------- ($5,000.00) ---------- *DOLLARS*

cash in hand paid by Frank A. Wilson and wife, Mary C. Wilson, the receipt of which is hereby acknowledged,

We, James A. Cooper and Haden C. Cooksey,

have bargained and sold, and by these presents do transfer and convey unto the said Frank A. Wilson and wife, Mary C. Wilson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in said County and State, as follows:

TRACT NO. 1: Being part of Lot No. 1 on the Plan of Southlake, Section III, as of record in book 2331, page 97, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point on the westerly margin of Southlake Drive at the southeast corner of a part of Lot No. 1 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from George S. Foster et al; thence with the southern boundary line of said Metropolitan Government property and right-of-way line of Briley Parkway westwardly 108 feet, more or less, to a point; thence continuing with said right-of-way southwardly 20 feet to a point on the line between lots Nos. 1 and 2 in said Subdivision; thence with same, southeastwardly 95 feet to the westerly margin of said Southlake Drive; thence with same northeastwardly 93 feet to the beginning.
Being the same property conveyed to James A. Cooper and Haden C. Cooksey, by deed from George S. Foster and wife, Sue K. Foster, and Mary Elise King, of record in book , page , said Register's Office.

TRACT NO. 2: Being the southerly part of lot No. 2 on the Plan of Southlake, Section III, as of record in book 2331, page 97, Register's Office for said County, described as follows:
Beginning at a point on the northerly margin of Southlake Drive at the southeast corner of Lot No. 3 on said plan; thence with the northerly margin of said Drive, eastwardly 150 feet to the southwest corner of lot No. 1 on said plan; thence with the line between said lots Nos. 1 and 2, northwestwardly 95 feet, more or less, to the southern boundary line of a part of lot No. 2 conveyed to Metropolitan Government of Nashville and Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00 PUB

Subscribed and sworn to before me, this the 7th day of April 1970

Affiant

My commission expires: April 30, 1973

(Affix Seal)

Notary Public

NOTARY PUBLIC
REBA A. GILLESPIE
COM. EXPIRES APR. 30, 1973
DAVIDSON COUNTY, TENNESSEE

County, Tennessee, by deed from Malcom McNeese and wife, of record in book 3574, page 279, said Register's Office; thence with said line, westerly 60 feet and southwesterly 110 feet; more or less, to the line between said lots Nos. 2 and 3; thence with same, southeastwardly 48 feet to the beginning.
Being the same property conveyed to James A. Cooper and Haden C. Cooksey, by deed from Malcom McNeese and wife, of record in book 4221, page 926, 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 Frank A. Wilson and wife, Mary C. Wilson, their *heirs and assigns, forever.*

And We *do covenant with the said* Frank A. Wilson and wife, Mary C. Wilson, *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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frank A. Wilson and wife, Mary C. Wilson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25th *day of* March, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Cooper
Haden C. Cooksey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ann Nicholas, a Notary Public in and for said County and State, the within named James A. Cooper and Haden C. Cooksey,

the 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 Nashville, Tennessee, this 7th day of April, 1970.

Mary Ann Nicholas, Notary Public.

Commission Expires 2/14/73.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

James A. Cooper et al.

TO

Frank A. Wilson et ux.

A 73680

IDENTIF. REFERENCE

APR 7 2 32 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

APR-7[70]	CONV	*5,000.00				
APR-7[70]	S'TAX		A*	13.00		
APR-7[70]	PR'FEE		A*	.50		
APR-7[70]	W'DEED		A*	6.00	*	19.50