WARRANTY DEED BOOK 4430 PAGE 158

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alma J. Cook (NAME)	Hobson & Johnson Inc (NAME)	
Route #1 (STREET ADDRESS OR ROUTE NUMBER)	1109 Third National Bk Bldg (STREET ADDRESS)	Map 73-N
Morrison Tenn. 37357 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	Par. 20

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)------------------ ---*Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Alma J. Cook,

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

Frances Cook Hayes and Josephine Cook Harper,

their XXXXXX, *heirs and assigns,*

XXXXXXXXXXXXXXXXXXXXXXXXXXX a remainder interest in certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 394 on the Plan of Sunset View, Section 5, as of record in Book 2854, page 20, Register's Office for said County.

Said Lot No. 394 fronts 102 feet on the northerly side of Ridgeland Drive and extends back 144.2 feet on the easterly line and 204.2 feet on the westerly line to a dead line, measuring 103 feet thereon.

Being the same property conveyed to Alma J. Cook by deed from Eric V. Patterson and wife, Carolyn A. Patterson, of record in Book 4195, page 639, Register's Office for Davidson County, Tennessee.

The Grantor expressly reserves unto herself a life estate in said property.

This property is encumbered by an indebtedness of record in Book 3926, page 178, 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 $ None
Subscribed and sworn to before me, this the 9 day of July 19 70 Frances Cook Hayes
Affiant
My commission expires 11-7-70 (Affix Seal) Dewey W. Pedigo Notary Public

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

Frances Cook Hayes and Josephine Cook Harper, their XXXXXXX

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Frances Cook Hayes and Josephine Cook Harper, their

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

Witness my *hand this* 9th *day of* July, 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.*

Alma J. Cook

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
S... lman Building; Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, *a Notary Public in and for said County and State,* Alma J. Cook,

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

Witness my hand and official seal at Nashville, Tennessee *this* 9th *day of* July, *19* 70

Dewey W Pedigo
Notary Public at Large

Commission expires 11-7-70

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $14,000. Affiant Frances Cook Hayes
Subscribed and sworn to before me this 9 day of July 1970

Deputy Register B Rumble

JUL-9 70	CONV	14,000.00				
JUL-9 70	S'TAX		A*	36.40		
JUL-9 70	PR'FEE		A*	.50		
JUL-9 70	W'DEED		A*	3.00	*	39.90

WARRANTY DEED
FROM
ALMA J. COOK
TO
FRANCES COOK HAYES, ET AL

A 83122

IDENTIF. REFERENCE

JUL 9 10 51 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

PEDIGO & SAINDON