BOOK 4510 PAGE 671

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3129 Cleghorn Ave., Nashville, Tenn.

# WARRANTY DEED

ATC-163308

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 142-7-16 | Mr/Mrs Ralph N. Cook<br>same as below | Murphree Mortgage Company<br>226 Third Avenue, North<br>Nashville, Tennessee 37201 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. B-45113-09 |
| 9D-05286 | 7333 Cavalier Court | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES ERIC NICHOLS and wife, JUDITH F. NICHOLS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RALPH N. COOK and wife, MARTHA AILEEN COOK

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 75 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92.

Said Lot No. 75 fronts 45.38 feet on the southeasterly margin of Cavalier Court and extends back 160.5 feet on the northerly line and 212.5 feet on the westerly line, to a broken line in the rear, measuring 285.2 feet thereon.

Being the same property conveyed to James Eric Nichols and wife, Judith F. Nichols, by deed from James E. White and David A. Floyd, as of record in Book 4297, page 991.

This conveyance is made subject to restrictions of record in Book 4064, page 909.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of May, 1971.

Judith F. Nichols

James Eric Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James Eric Nichols and wife, Judith F. Nichols the 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, the 24th day of May, 1971.

My commission expires: July 23, 1974.

*Notary Public*

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, Shirley A. Basey, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Eric Nichols and wife, Judith F. Nichols the 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 Austin, Texas this, the 28th day of May, 19 71.

Shirley A. Basey
*Notary Public*

My commission expires: May 31, 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $24,500.00

Affiant Ralph N. Cook

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 1971

MY COMMISSION EXPIRES: July 23, 1974. Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF: mas

FROM
JAMES ERIC NICHOLS AND WIFE

TO
RALPH N. COOK AND WIFE

B 18722

IDENTIF. REFERENCE

JUN 14 9 42 AM '71
FELIX E. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau E. Folk

JUN 14 '71 CONV 24,500.00
JUN 14 '71 ~~S TAX~~ A* 65.70
JUN 14 '71 PR FEE A* .50
JUN 14 '71 W DEED A* 3.00 * 67.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

*Notary Public*