BOOK 1511 PAGE 858
NIXON -

This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

Tenn Title Co G-220646

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clyde M. Cook et ux	Kimbrough-Kavanaugh & Assoc.	6D - 21485
(NAME)	(NAME)	
223 Garrett Drive	404 James Robertson Parkway	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37211	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ----- ($10.00) ----------
Dollars,
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $13,850.00 to Kimbrough-Phillips Company, secured by a deed of trust to Miller Kimbrough, Trustee, of record in Book 3190, page 423, said Register's Office, payable as specified therein,

we, James R. Dodd and wife, Marjorie R. Dodd,

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

Clyde M. Cook and wife, Mary L. Cook,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 155 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, page 58, Register's Office for said County.

Said Lot No. 155 fronts 80 feet on the southerly side of Garrett Drive and extends back 153.5 feet on the easterly line and 160.2 feet on the westerly line to a dead line, measuring 83 feet thereon.

Being the same property conveyed to James R. Dodd and wife, Marjorie R. Dodd, by deed from Eddie R. G. Townsend and wife, as of record in Book 3347, page 385, said Register's Office.

NOTE: This conveyance is made subject to (1) Easement conveyed to Southern Bell Telephone and Telegraph Company, in Book 3067, page 317; (2) Restrictions in Book 2929, page 117, as amended in Book 2997, page 93; and (3) Recorded Plan shows an Owner's Certificate, a 40-foot set-back line from Garrett Drive, and a 10-foot easement for public utilities across the rear.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 15th day of June 19 71

Affiant

My commission expires: My Commission Expires Oct. 31, 1974

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 223 Garrett Drive, Nashville, Tennessee 37211
(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

Clyde M. Cook and wife, Mary L. Cook,

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,* except for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clyde M. Cook and wife, Mary L. Cook,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 12th *day of* June, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Dodd
James R. Dodd

Marjorie R. Dodd
Marjorie R. Dodd

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James R. Dodd and wife, Marjorie R. Dodd,

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* 12th *day of* June, *19*71.

Ina N. Kent
Notary Public

Commission expires My Commission Expires Oct. 31, 1971

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 .....

JUN 17F CONV 18,500.00
JUN 17F STAX A* 48.10
JUN 17F PRTEE A* .50
JUN 17F RECD A* 3.00 * 51.60

WARRANTY DEED
FROM JAMES R. DODD, et ux
TO CLYDE M. COOK, et ux

B 19216

IDENTIF. REFERENCE

JUN 17 8 52 AM '71
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 256-2650
NASHVILLE, TENNESSEE

Nixon - Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204
Please mail back to Nixon-Kent at above address