BOOK 4523 PAGE 59

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.& Mrs. Marion B. Cook	Fidelity Federal Savings & Loan	
(NAME) Brick Church Pike	(NAME) Association 401 Union Street	Map 17
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 127
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of

Ten and No/100 - - - - - - - - - - - - - - - - - ($10.00) *Dollars,*

Cash in hand paid by Marion B. Cook et ux, Stella B. Cook, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Calvin K. Phifer and wife Earle Phifer

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

MARION B. COOK, ET UX, STELLA B. COOK

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th Civil District of Davidson County, Tennessee, about three miles northwest of Goodlettsville, on the north side of Brick Church Pike, more particularly described as follows:

Beginning on the northwest corner of this tract on a chestnut stemp; thence north 72 degrees east 940 feet with the top of the ridge and an old fence to a corner post; thence south 22 degrees east 730 feet with the fence to the center of Brick Church Pike; thence south 57 degrees west 480 feet, with center of said Pike; thence south 38 degrees west 282 feet with said center line; thence south 74 degrees west 550 feet to a point in the line of property conveyed to Marilyn Rooney by deed from Berith J. Smith, of record in Book 4317, page 374, said Register's Office; thence with the line between her property and the subject property north 10 degrees east 450 feet; thence south 56 degrees 30' west 300.8 feet to an old fence line; thence north 15 degrees 45' west 388 feet with the old fence line; thence with the old fence line north 26 degrees 45' east 396 feet to the point of beginning.

Being property conveyed to Calvin K. Phifer and wife, Edna Earle Phifer, by deed from Herbert V. Hitt, Jesse V. Hitt, Billy Hitt, Kake Hitt, Carrie Lee Hardcastle, and Alex Delk, of record in Book 2548, page 77, Register's Office for ~~said County~~.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 23rd day of July 19 71

Affiant

My commission expires: My Commission Expires APRIL 30, 19[illegible] (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Brick Church Pike (House Number) (Street) Nashville, Tennessee 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

MARION B. COOK ET UX STELLA B. COOK

their *(successors), heirs and assigns forever.* we do *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* Marion B. Cook et ux Stella B. Cook

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

Witness our hand s *this* 23rd *day of* July, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Calvin K. Phifer

Earle Phifer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James D. Huddleston, *a Notary Public in and for said County and State,* Marion B. Cook et ux, Stella B. 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* 23rd *day of* July, *19* 71.

James D. Huddleston *Notary Public*

Commission expires My Commission Expires June 30, 1975
4-30-75

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 .....

JUL 26 71	CONV	26,000.00			
JUL 26 71	S'TAX		A*	67.60	
JUL 26 71	PR'FEE		A*	.50	
JUL 26 71	W'DEED		A*	4.00	* 72.10

019,547-3

WARRANTY DEED

FROM
CALVIN K. PHIFER AND WIFE
EDNA EARL PHIFER
TO
MARION B. COOK AND WIFE
STELLA B. COOK

B 2 4 2 3 1.

IDENTIF. REFERENCE

JUL 26 10 13 AM '71

FELIX E. 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