Deed prepared by James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn.

WARRANTY DEED

BOOK 4535 PAGE 831

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Grady M. Cook	SAME	22-1
(NAME) Rte 2	(NAME)	Par. 4
Box 7786-Harper Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14th 26255
Joelton, Tenn. 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BW

mail to

FOR AND IN CONSIDERATION of the sum of Twenty-one thousand and no/100 ($21,000.00) *Dollars,* Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James Y. Butler and wife, Dollie Butler, the grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Grady M. Cook and wife, Mary L. Cook, the grantees *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated July 15, 1961, as follows:

BEGINNING at a point on the westerly margin of Eaton's Creek Road 30 feet northerly along the margin of said road from the northerly line of the property conveyed to J. W. Smith and wife, by deed from Mary S. Rawls, of record in Book 2273, page 161, Register's Office for said County; thence northerly along the westerly margin of said road a distance of 100 feet to a point; thence N. 70 deg. 54' E. 223.7 feet to a point; thence S. 17 deg. 20' E. 100 feet to a point which is 30 feet northerly from the northerly line of said J. W. Smith property; thence easterly, parallel to and 30 feet northerly from said Smith's northerly line, 200 feet more or less to the point of beginning.

BEING the same property conveyed to James Y. Butler and wife, Dollie Butler, by deed from B. R. Wallace and wife, Evelyn Wallace, of record in Book 2453, page 219; and by deed of correction of record in Book 3310, page 91, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 9th day of Sept 19 71

× James Y. Butler
Affiant

My commission expires: 5/7/74 (Affix Seal)

James H. Hill
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 grantees and 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* s *this* 9th *day of* Sept., 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 Y. Butler

× Dollie Butler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James Y. Butler and wife, ~~Mary L. Cook~~ Dollie Butler *the within named 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 Madison, *Tennessee, this* 9th *day of* Sept, *19* 71.

Commission expires 5/7/74 *Notary Public*

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 .....

SEP 10 71 CONV 21,000.00
SEP 10 71 S'TAX A* 54.60
SEP 10 71 PR'FEE A* .50
SEP 10 71 W'DEED A* 4.00 * 59.10

WARRANTY DEED

FROM
James Y. Butler et ux

TO
Grady M. Cook et ux

B 30063

IDENTIF. REFERENCE

SEP 10 12 55 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS