BOOK 4557 PAGE 53

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Clay Cook et ux	same	108-30820
419 Indian Trail (NAME)	(NAME) 419 Indian Trail	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn 37115	(STREET ADDRESS) Madison, Tenn 37115	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Thousand Five Hundred and No/100 ----------($5,500.00)---------- *Dollars,*

cash in hand paid by Ronald Clay Cook and wife, Janice H. Cook, the receipt of all of which is hereby acknowleged,

We, Ernest Roger Dyer and wife, Martha Romaine Dyer

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald Clay Cook and wife, Janice H. Cook, their

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

A tract of land in the 10th Civil District of said County, containing 3.15 acres, and being a portion of the original 60 acre, more or less, tract belonging to W.E. Lane, as of record in book 213, page 386,,Register's Office for said County and lying east of Dry Creek Road, described as follows:

Beginning at an iron pin in the fence line on the east margin of said road being the southwest corner of this tract and the northwest corner of a 2.3 acre tract recently sold to _____; thence north 40°13'West 200.0 feet along margin of said road to the northwest corner of this tract and the southwest corner of the portion of the original 60 acre, more or less, tract that is being retained by W.E. Lane;thence leaving road N.51°10'E 330.0 feet to an iron pin on the side of a hill and common to land being retained by W.E. Lane; thence N 68°00'E 631.10 feet along line of property retained byLane, to an iron pin 3 feet, more or less, west of fence and common to Lane and Jackson;thence S 33°30'W 240.0 feet along fence common to Jackson to an iron pin in fence line, southeast corner of this tract and northeast corner of the 3.2 acre tract previously sold; thence N 85°41'W 444.84 feet to an iron pin; thence S 40°15' W 351.45 feet to the beginning and containing 3.15 acres.Being the same property conveyed to Ernest Roger Dyer and wife, by deed from William E. Lane and wife, of record in book 4524,page 209,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 $ 5,500.00

Subscribed and sworn to before me, this the _____ day of Nov. 24 19 71

Affiant Ernest R. Dyer

My commission expires: Nov 1-1972 (Affix Seal)

Notary Public Joan B Cuffman Jr.

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 Ronald Clay Cook and wife, Janice H. 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.*

We *further covenant and bind* oursleves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roald Clay Cook and wife, Janice H. Cook their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 24th *day of* November, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest Roger Dyer

Martha Romaine Dyer

This Instrument Was Prepared By

Owen W. Pedigo

Of The Law Firm Pedigo & Saindon (R.H.)

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Isaac B Cushman Jr., a Notary Public in and for said County and State, Ernest Roger Dyer and wife, Martha Romaine Dyer

the within named bargainors, 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 24 day of November, 1971.

Isaac B Cushman Jr. Notary Public

Commission expires Nov. 1 - 1972

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.....

NOV 30 ~ CONV *5,500.00
NOV 30 ~ S'TAX A* 14.30
NOV 30 ~ PB'FEE A* .50
NOV 30 ~ W'DEED A* 4.00 * 18.80

B 39552

IDENTIF. REFERENCE

Nov 30 10 53 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Ernest Roger Dyer et ux

TO

Ronald Clay Cook et ux

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE