BOOK 4623 PAGE 291

PREPARED BY
THOMAS M. EVANS, ATTORNEY
THIRD NATIONAL BANK BUILDING
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William W. Berry, Jr., et ux. (NAME)	William W. Berry, Jr., et ux. (NAME)	BM-6450
215 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	215 Jackson Boulevard (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37205 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty Seven Thousand and no/100 ($47,000.00) ----------

---------- *Dollars,*

cash in hand paid by William W. Berry, Jr. and wife, Linda L. Berry, the receipt of which is hereby acknowledged,

we, JOHN J. COONEY, JR. and wife, IDA F. COONEY,

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

WILLIAM W. BERRY, JR. and wife, LINDA L. BERRY,

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

Land in Davidson County, Tennessee, being the northerly one-half of the westerly 105 feet of lot No. 14 and the northerly one-half of the easterly 60 feet of lot No. 15 on the Plan of A. M. Bransford's Subdivision of lots Nos. 29 to 34 and lot No. 45 in First Belle Meade Subdivision, as of record in book 421, page 139, Register's Office for said County.
Said part of lot No. 14 fronts 105 feet on the southerly side of Jackson Boulevard and extends back 179-1/2 feet, more or less, on the easterly line and 186 feet on the westerly line to a dead line, measuring 105 feet thereon.
Said part of lot No. 15 fronts 60 feet on the southerly side of Jackson Boulevard and extends back 186 feet on the easterly line and 190.2 feet, more or less, on the westerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to John J. Cooney, Jr. and wife, Ida F. Cooney, by deed from Minos L. Fletcher, Jr. and wife, of record in book 2706, page 387, 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 $ 47,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of July, 19 72

Notary Public

My commission expires: (Affix Seal) My Commission Expires November 1, 1972

This is improved (X) property, known as 215 Jackson Boulevard, Nashville, Tennessee (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

William W. Berry, Jr. and wife, Linda L. Berry, 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 taxes for the year 1972, which have been prorated as of the date hereof and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

William W. Berry, Jr. and wife, Linda L. Berry, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 28th day of July, 19 72.

John J. Cooney, Jr.

Ida F. Cooney

Ida F. Cooney

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary L. Chenault, *a Notary Public in and for said County and State,* JOHN J. COONEY, JR. and wife, IDA F. COONEY, *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* 28th *day of* July, *19* 72

Mary L. Chenault *Notary Public*

Commission expires My Commission Expires November 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 _____

JUL 28 72 CONV 47,000.00
JUL 28 72 S TAX A* 122.20
JUL 28 72 PR FEE A* .50
JUL 28 72 W DEED A* 4.00 * 126.70

WARRANTY DEED
FROM
JOHN J. COONEY, JR. and wife, IDA F. COONEY
TO
WILLIAM W. BERRY, JR. and wife, LINDA L. BERRY

B 69336

IDENTIF. REFERENCE

JUL 28 2 56 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE

Mail to Berry
Grace & Berry