WARRANTY DEED

BOOK 4687 PAGE 78

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Grizzard Cooney, Jr. (NAME)	First Federal Sav. & Loan Assn. (NAME)	
609 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	130-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	79 Pd

FOR AND IN CONSIDERATION of the sum of

Ten and 00/100 ($10.00) ---------- *Dollars,*

cash in hand paid by Robert Grizzard Cooney, Jr. and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the balances owing on the following indebtedness: Deed of trust from Granville W. Hudson and wife, to Louis R. Linx, Trustee, recorded in Book 3287, page 209; and Vendor's lien in deed from Maurine P. Hudson to Billy J. Pace and wife, recorded in Book 4421, page 626, and re-recorded in Book 4429, page 928, Register's Office for Davidson County, Tennessee;

We, Billy J. Pace and wife, Marjorie Joan Pace

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

Robert Grizzard Cooney, Jr.

his *(successors), heirs and assigns,*

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

Land in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 144, 146 and 148, on the Plan of Royal Oaks Land Company's Subdivision of Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:
Beginning on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Horace L. Levy and wife, by deed from Lucille A. Loveman and husband, of record in Book 1198, page 396, said Register's Office; thence with the westerly margin of said Boulevard, southwardly 218 feet 5 inches, more or less, to the northeast corner of the property conveyed to William M. Bailey and wife, by deed from Charles Glasgow, et al, of record in Book 1762, page 481, said Register's Office; thence with said Bailey's northerly line westwardly 242 feet, more or less, to the easterly line of Lot No. 149, said point being Bailey's northwest corner; thence northwardly 314 feet 6 inches, more or less, to the southwest corner of said Levy's property; thence with said Levy's southerly line, eastwardly 300 feet, more or less, to the beginning.
Being the same property conveyed to Billy J. Pace and wife, Marjorie Joan Pace, by deed from Maurine P. Hudson, of record in Book 4421, page 626, and re-recorded in Book 4429, page 928, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 7th day of March, 19 73

Affiant

My commission expires: (Affix Seal) January 17, 1976

Notary Public

This is (unimproved ( ) improved (X) property, known as 609 Lynwood 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

Robert Grizzard Cooney, Jr., his

(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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Robert Grizzard Cooney, Jr., his

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

Witness our *hand* s *this* 7th *day of* March, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy J. Pace

Marjorie Joan Pace

BOOK 4687 PAGE 79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Billy J. Pace and wife, Marjorie Joan Pace

*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 7th *day of* March, *19*73

Gwendalyn D. Westbrooks *Notary Public*

Commission expires My Commission Expires Aug. 17, 1976

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 _____

MAR-73	CONV	80,000.00		
MAR-73	S TAX		A* 208.00	
MAR-73	PR FEE		A* .50	
MAR-73	W DEED		A* 4.00	* 212.50

WARRANTY DEED

FROM
BILLY J. PACE, ET UX

TO
ROBERT GRIZZARD COONEY, JR.

This instrument prepared by:
Thomas C. Binkley, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

97409

IDENTIF. REFERENCE

MAR 7 2 33 PM '73

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 250-2650
NASHVILLE, TENNESSEE