This deed prepared by Hughlette Howser, Atty, Court Sq. Bldg, Nashville Tenn.

WARRANTY DEED

BOOK 4750 PAGE 834

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. Cook, et ux (NAME)	Same (NAME)	147-1
347 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	90
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty seven thousand ($27,000) *Dollars,*

of which $14,481.48 has been paid in cash by John J. Cook and wife, Virginia S. Cook to June E. McClanahan, the receipt of which is acknowledged and for the balance the said John J. Cook and wife, Virginia S. Cook have assumed and agreed to pay the principal balance of $12,518.52 secured by Deed of Trust on the hereinafter described property by George Austin McClanahan and wife to John W. Murphee, Trustee of record in Book 3292, Page 601, Register's Office for Davidson County, Tennessee, said indebtedness having been assigned to East River Savings Bank by instrument in Book 3293, Page 315, said Register's Office, I, June E. McClanahan

this day bargained and sold, and do hereby transfer and convey unto the said John J. Cook and wife, Virginia S. Cook their *(successors), heirs and assigns, a certain estate in Davidson County, Tennessee, as follows:*

Being Lot No. 463 on the Plan of Section VI, Caldwell Hall, of record in Book 2900, Page 148, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Binkley Drive at the corner of Lots 462 and 463; thence with the line between said lots, northeasterly 127 feet to the line of Lot 464; thence with the line between Lots 463 and 464, northerly 91.8 feet to the southerly margin of Lynn Drive; thence with the margin of said Drive, westerly 105 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the easterly margin of Binkley Drive; thence with the margin of the same, southerly 110 feet to the point of beginning.

Being the same property conveyed to George Austin McClanahan and wife, June E. McClanahan, by deed from the Kennedy Corp., as of record in Book 3284, page 469, said Register's Office, the said George Austin McClanahan having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,000.00

Subscribed and sworn to before me, this the 26th day of September 1973

Affiant June E. McClanahan

My commission expires: 5/17/74 (Affix Seal)

Notary Public Hughlette Howser

RECORDED DAVIDSON COUNTY, TENN.

This is improved (X) unimproved ( ) property, known as 347 Lynn Drive, 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 John J. Cook and wife, Virginia S. Cook Their *(successors), heirs and assigns forever.* I *covenant that* I am *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 for first deed of trust above assumed and taxes for 1973 which have been pro rated and assumed by the purchaser I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John J. Cook and wife, Virginia S. Cook their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 26th day of September, 1973 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

June E. McClanahan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh C. Houser, *a Notary Public in and for said County and State,* June E. McClanahan

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 26th *day of* September, *19*73.

Hugh C. Houser
Notary Public

Commission expires 5/17/74

HUGH C. HOUSER NOTARY PUBLIC DAVIDSON COUNTY, TENN. MAY 17 1974

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 28 CONV 27,000.00
SEP 28 S TAX A* 70.20
SEP 28 PR FEE A* .50
SEP 28 W DEED A* 4.00 * 74.70

WARRANTY DEED

FROM June E McClanahan

TO John J Cookerax

C 25785

IDENTIF. REFERENCE

SEP 28 1 55 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 256-2050
NASHVILLE, TENNESSEE