BOOK 4827 PAGE 574 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,093.71

George M. Encinas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 74

John H. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attorneys, 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George M. Encinas (NAME)	Home Federal Savings & Loan (NAME)	9D 28753
744 Myhr Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	142-14-110
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALLEN W. COOK AND WIFE, MACKALEE COOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE M. ENCINAS AND WIFE, GRACE M. ENCINAS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 336 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for said County.

SAID Lot No. 336 fronts 80 feet on the westerly side of Myhr Drive and extends back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Allen W. Cook and wife, Macakalee Cook by deed from Luther L. Webb, Inc., of record in Book 4705, page 377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions and other encumbrances of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings and Loan Association of record in Book 4705, page 379, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is transferred to the said Grantees.

The under signed Mackalee Cook and Macakalee Cook are one and the same person.

This is unimproved ( ) improved (X) property, known as 744 Myhr Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 10 th day of June, 19 74

Allen W. Cook

Mackalee Cook

TEXAS

STATE OF TENNESSEE
Davidson County of
Dallas

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Allen W. Cook and wife, Mackalee Cook

the 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 Dallas, Texas, ~~Tennessee~~ this 10th day of June 19 74.

Commission expires 6-1-75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ALLEN W. COOK ET UX

TO

GEORGE M. ENCINAS ET UX

C 5 9 9 3 4

IDENTIF. REFERENCE

JUN 21 3 07 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKES & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

JUN 21 74	CONV	43,093.71				
JUN 21 74	S'TAX		A*	112.06		
JUN 21 74	PR'FEE		A*	.50		
JUN 21 74	W'DEED		A*	4.00	*	116.56