BOOK 4866 PAGE 680

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Cook	National Mortgage Co.	Map 60-1
(NAME)	(NAME)	
3105 Greggwood Dr.	4041 Knight Arnold Rd	Par 139
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	Memphis, Tenn. 38118	12D 9.57 88
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4605, page 529, Register's Office for Davidson County, Tennessee.

We, Alfred Wayne Johnson and wife, Peggy Johnson

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

James H. Cook and wife, Essie Mae Cook

their ~~XXXXXX~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County.

Said Lot No. 137 fronts 54.38 feet on the southerly side of Greggwood Drive and extends back 108.63 feet on the westerly line and 144.81 feet on the east line, to a dead line in the rear, measuring 71.27 feet thereon.

Being the same property conveyed to Alfred Wayne Johnson and wife, Peggy Johnson by deed from Quality Homes, Inc. of record in Book 4605, page 527, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,119.29

Subscribed and sworn to before me, this the 6th day of November 19 74

Affiant James H Cook

My commission expires: 2-8-1978 (Affix Seal)

Notary Public Jno A Smith

This is ( ) unimproved (X) improved property, known as 3105 Greggwood Dr. (House Number) (Street) Nashville, Tenn. 37207 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

James H. Cook and wife, Essie Mae Cook

their ~~XXXXX~~,

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 as noted above.

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

James H. Cook and wife, Essie Mae Cook, their

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

Witness our *hand* s *this* 6th *day of* November, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alfred Wayne Johnson

Peggy Johnson

This Instrument Was Prepared By

Phillip Saindon 991

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Alfred Wayne Johnson and wife, Peggy Johnson, *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* 6th *day of* November, *19* 74.

Commission expires 2-8-1978

Jim B. Smith, Notary Public

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-8 74 CONV 19,448.29
NOV-8 74 S'TAX A* 50.44
NOV-8 74 PR'FEE A* .50
NOV-8 74 W'DEED A* 4.00 * 54.94

WARRANTY DEED

FROM

ALFRED WAYNE JOHNSON, ET UX

TO

JAMES H. COOK, ET UX

C 7 7 5 2 2

IDENT. REFERENCE

Nov 8 8 22 AM '74

FELIX ... ON JR REGISTER
DAVIDSON COUNTY, TENN.

OAKES AND SMITH REALTY CO., INC.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON