This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

WARRANTY DEED

BOOK 4888 PAGE 344

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beverly B. Carney	Noel Palmer Mtg. Co., Inc. a subsidiary of Commerce Un. Bank	LW-03825
(NAME) 765 Florence Ave.	2114 Parkway Towers	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 OVC
TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged and including the assumption of an indebtedness to Commerce Union Bank of record in Book 4387, page 608, Register's Office for Davidson County, Tennessee.

I, James R. Cook, Jr. and wife, Dorothy H. Cook

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

Beverly B. Carney, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly 65 feet of Lot Nos. 1 & 2 of Block 7 on the Map of Dabbs & Elliott's Subdivision No. 1, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 65 feet on the southerly side of Dabbs Avenue and runs back between parallel lines, along the westerly margin of an alley 100 feet to a dead line in the rear.

Being the same property conveyed to James R. Cook, Jr., an unmarried person by deed from Joseph H. Rutherford and wife, Mary Call Rutherford of record in Book 4387, page 606, said Register's Office.

The said James R. Cook, Jr. having since married to the herein mentioned Dorothy H. Cook.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 1.00

Subscribed and sworn to before me, this the 6th day of February 19 75

My commission expires: 11/17/76 (Affix Seal)

✓ Beverly B. Carney
Affiant

Notary Public

This is improved (unimproved) property, known as 3000 Dabbs Ave. Old Hickory, Tennessee
(House Number) (Street) P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

BEVERLY B. CARNEY, her

(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 as herein set out.

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

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

Witness ~~our~~ hand S this 6th day of February, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Cook, Jr.

James R. Cook, Jr.

Dorothy H. Cook

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* James R. Cook, Jr. and wife, Dorothy H. Cook *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 Madison *this* 6th *day of* February, *19* 75 *Tennessee.*

Commission expires 11/17/76

Deane G. Hoyd *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...

County aforesaid, personally appeared ....., *a Notary Public of the State and 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*.....

Commission expires ....*Notary Public*

WARRANTY DEED

FROM

JAMES R. COOK, JR. et ux

TO

BEVERLY B. CARNEY

FEB 10 75 CONV *9,000.00
FEB 10 75 S'TAX A* 23.40
FEB 10 75 PR'FEE A* .50
FEB 10 75 W'DEED A* 4.00 * 27.90

C 8 7 1 0 1

IDENTIF. REFERENCE

FEB 10 3 09 PM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS