THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT

# WARRANTY DEED

BOOK 4895 PAGE 110
REAL E. FOLK, JR. FORM

| MAP OR PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 146-11-47 | Mr/Mrs Ronald T. Cook<br>same as below | Chamberlain Mortgage Co.<br>620 Lindsay Street at Oak<br>Chattanooga, Tenn. 37403 |
| FIELD BOOK NUMBER(S)<br>6D-32935 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>5032 Dovecote Drive | LOAN OR ACCOUNT NO. 9710<br>PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 29, 1973, in the original principal sum of $22,050.00, payable to The Chamberlain Company, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by Jack Truman Danford and wife, to Percy Wilkins, Jr., Trustee, as of record in Book 4724, page 212,

JACK TRUMAN DANFORD and wife, SHEILA T. DANFORD hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD T. COOK and wife, GAIL C. COOK

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 74 on the Revised Plan of Crieve Hall Estates, Section One, as of record in Book 1835, pages 122, 123 and 124.

Said Lot No. 74 fronts 115 feet on the easterly margin of Dovecote Drive, and extends back 312.6 feet on the northerly line and 320.5 feet on the southerly line, to a dead line in the rear on which it measures 38 feet.

Being the same property conveyed to Jack Truman Danford and wife, Sheila T. Danford, by deed from Hugh S. Bellamy, Jr., and wife, Barbara B. Bellamy, as of record in Book 4724,page 210.

This conveyance is made subject to any and all restrictions, easements, set-back lines etc., which may be of record affecting the property in question.

This instrument was prepared by David B. Herbert, Attorney, Third National Bank Building, Nashville, Tennessee, upon information furnished by the parties.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1975 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of March, 1975.

Sheila T. Danford
Sheila T. Danford

Jack Truman Danford
Jack Truman Danford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4895 PAGE 111

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jack Truman Danford and wife, Sheila T. Danford 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 Nashville, Tennessee, this, the 7th day of March, 1975.

My commission expires: 7-27-77

HERBERT * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 26,664.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 19 75

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL) Notary Public

HERBERT * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

C 90250

IDENTIF. REFERENCE

MAR 11 2 15 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM JACK TRUMAN DANFORD AND WIFE

TO RONALD T. COOK AND WIFE

| | | | | | |
|---|---|---|---|---|---|
| MAR 11 75 | CONV | 26,664.59 | | | |
| MAR 11 75 | S'TAX | | A* | 69.42 | |
| MAR 11 75 | PR'FEE | | A* | .50 | |
| MAR 11 75 | W'DEED | | A* | 4.00 | * 73.92 |

RETURN TO: KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Fl.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public