BOOK 4916 PAGE 971

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,524.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 1975.

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Clyde Paul Holland 2016 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter John Lunati et ux (NAME)	National Mortgage Company (NAME)	72 12 3
5452 Bradfield Court (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	72 120
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (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, LARRY LEE COOKE and wife, VICKI JANE G. COOKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER JOHN LUNATI and wife, BARABARA FAYE LUNATI

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. 394 on the Plan of Antioch Park, Section 5, of record in Book 4460, page 58, Register's Office for said County.

Said Lot No. 394 fronts 77.0 feet on the northerly side of Bart Drive and runs back 186.5 feet on the easterly line and 168.0 feet on the westerly line to a rear line, on which it measures 75.16 feet.

Being the same property conveyed to Larry Lee Cooke and wife, Vicki Jane G. Cooke by deed from Joe V. Dobbs and wife, Buena M. Dobbs of record in Book 4652, Page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenant of record in Book 4562, page 949, and subject to provisions of the plan of record in Book 4460, Page 58, Register's Office for Davidson County, Tennessee showing an owners certificate, 30 foot minimum building set back line from Bart Drive and a 10 foot easement for public utility and drainage purposes along the rear line and a 2 1/2 x 30 foot utility anchor easement located on the southwesterly corner of said lot.

Infurther consideration for the within conveyance, Grantees agree to assume and pay when due the unpaid balance of a loan in the original principal amount of $18,000.00, secured by deed of trust of record in Book 4652, Page 711, Register's Office for Davidson County, Tennessee in conformity with terms and conditions thereof.

This is unimproved ( ) improved ( ) property, known as 284 Bart 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 29th day of May, 1975

LARRY LEE COOKE

VICKI JANE G. COOKE

RECORDER'S MEMO

Legibility of Writing, Typing or Printing in This

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY LEE COOKE and wife, VICKI JANE G. COOKE

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 29th day of May 19 75

Commission expires 1-31-78

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

TO

D 0 0 3 4 9

IDENTIF. REFERENCE

MAY 30 9 25 AM '75

FELIX C. NIELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 30 75	CONV	21,524.70				
MAY 30 75	S'TAX		A*	55.90		
MAY 30 75	PR'FEE		A*	.50		
MAY 30 75	W'DEED		A*	4.00	*	60.40