This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail-7 BOOK 4931 PAGE 494

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MARGARET W. HUTSON (NAME)	Murphree Mortgage Company (NAME)	Map 60-3
3132 Larkspur Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Parcel 60
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	12 D 44375

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantee assuming a certain unpaid indebtedness of record in Book 4187, page 578, Register's Office for Davidson County, Tennessee, which grantee promises to pay and agrees to hold grantors harmless from same, which said deed of trust has been rerecorded in Book 4200, page 874, said Register's Office,

CHARLES W. COCKE AND WIFE, GAIL COCKE,

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

MARGARET W. HUTSON, widow,

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for said County.

Said Lot No. 41 fronts 89 feet on the northwesterly side of Larkspur Drive, and extends back 220 feet on the northeasterly line, and 220 feet on the southwesterly line, to the southeasterly margin of the right-of-way of Interstate I-65, measuring 92.64 feet thereon.

Being the same property conveyed to Charles W. Cocke and wife, Gail Cocke, by deed from Ann C. Coker Gregory et vir, Thomas B. Gregory, of record in Book 4187, page 576, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, etc., as shown in plan of record in Book 3600, page 84, said Register's Office; and further subject to restrictive covenants of record in Book 3821, page 343, and amended by instrument of record in Book 3865, page 403, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Subscribed and sworn to before me, this the 7th day of July, 1975

Affiant Margaret W. Hutson

My commission expires: 10-31-76

(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 3132 Larkspur Drive, Nashville, Tennessee (House Number) (Street) 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

grantee, 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 appears of record.

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

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

Witness our *hand* s *this* 7th *day of* July, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles W. Cocke

Gail L. Cocke

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* CHARLES W. COCKE AND WIFE, GAIL COCKE

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 *Tennessee, this* 8th *day of* July, *19* 75.

H.R. Cuyen
Notary Public

Commission expires 10-31-76

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 .....

JUL 14 75 CONV 37,000.00
JUL 14 75 S'TAX A* 96.20
JUL 14 75 PR'FEE A* .50
JUL 14 75 W'DEED A* 4.00 * 100.70

WARRANTY DEED

FROM

CHARLES W. COCKE, ET UX

TO

MARGARET W. HUTSON, widow

D 0 6 5 9 0

IDENTIF. REFERENCE

JUL 14 10 25 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115