WARRANTY DEED

BOOK 4988 PAGE 763

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emory L. Andrews	Emory L. Andrews	14D-40600
(NAME)	(NAME)	
4377 Bernard Road	4377 Bernard Road	Map 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tenn 37080	Joelton Tenn. 37080	Parcel 137
(CITY) (P. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail to Emory L. Andrews 4377 Bernard Road Joelton, Tenn 37080

FOR AND IN CONSIDERATION of the sum of Four Hundred and Fifty Dollars ($450.00 ..... Dollars,

We, Flem B. Cooley and wife Nancy Helton Cooley

have this day bargained and sold, and do hereby transfer and convey unto the said Emory L. Andrews and wife Margaret Andrews, and their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in the 14th., Civil District of Davidson County, Tenn., On the Easterly side of Buck Branch near Marrowbone Lake, and being a portion of 86.4 Acre tract conveyed by deed from Nashville Trust Co., to Sam Arrington and wife Bertha Arrington, of record in Book 754 page 583, [redacted] Register's Office for said county. Surveyed by S.H. Hutchison, on March 12, 1954 Described as follows: Beginning at a stake in Buck Branch, sugar maple pointer, same being in John Rottero's easterly line, thence South 29 degrees east 198 F., to a stake in said line, beech pointer; thence with Rottero's lineSouth 3 degrees 198 feet to a stake in said and Buck Branch, northwest corner of Nancy B.Helton's line, thence with Nancy B.Helton's line North 85 degrees east 33 feet to Stake in South Bernard Road, the Southwest cornerof Sol Weinburger's land; thence with Bernard Road and Weinberger's lot north 11 degrees, 30 feet east 132 feet; north 8 degrees 198 feet west; thence with Bernard Road 29 degrees west 84 feet to stake in Road, thence south 69 degrees west 50 feet to the beginning, containing one half acre more or less. Subject to easement for right of way of all roads lying within boundaries of premises herein described.
Being the same real property conveyed to FlemB. Cooley and wife Nancy Helton Cooley, by deed from James H. Hamm and wife Rowena P. Hamm, of record in Book 4518 Page 103 of said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 450.00

Affiant

Subscribed and sworn to before me, this the 8th day of January 19 76

My commission expires: (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 4377 Bernard Road (House Number) (Street) Joelton, Tenn 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 Emory L Andrews and wife, Margaret Andrews, and their

(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.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Emory L. Andrews and wife Margaret Andrews

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

Witness hand this 24th day of May, 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.

This instrument was prepared by Dale Quillen, of the Law Firm of Quillen and Wilson. Suite 308 Cavalier Bldg. 95 White Bridge Road

Flem B Cooley

Nancy Helton Cooley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy A. King, *a Notary Public in and for said County and State,* Flem B. Cooley, Wife Nancy Helen Cooley

the within named bargainors, 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* 24th *day of* Dec., *19*75.

Dorothy A. King

Commission expires 8/23/76

DOROTHY A. KING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

JAN15'76	CONV	*	450.00				
JAN15'76 STAX				B*	1.04		
JAN15'76 PRFEE				B*	.50		
JAN15'76	WDEED			B*	4.00	*	5.54

D 32256.

WARRANTY DEED

FROM

Flem Blackwell Cooley, et ux

TO

Emory L. Andrews, et ux

IDENTIF. REFERENCE

JAN 15 11 09 AM '76

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

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