This instrument prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-15-102	Mr/Mrs Dennis K. Hailey	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 6DU-36020	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 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 November 15, 1973, in the original principal sum of $22,800.00, payable to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Harry B. Cooper and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4766, page 898,

LEONA C. COOPER, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DENNIS K. HAILEY and wife, LEE WILSON HAILEY

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. 25 on the Plan of Haileywood Estates, Section II, as of record in Book 2331, page 81.

Said Lot No. 25 fronts 73 feet on the northerly side of Rochelle Drive and runs back between lines, 219.8 feet on the easterly line and 209.3 feet on the westerly line, to a dead line in the rear on which it measures 97 feet.

Being the same property conveyed to Harry B. Cooper and wife, Leona C. Cooper, by deed from Milton J. Ray and wife, Evelyn E. Ray, as of record in Book 4766, page 896, the said Harry B. Cooper having since died.

This conveyance is made subject to restrictions of record in Book 2481, page 390.

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

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 17th day of Feb., 1976.

Leona C. Cooper
Leona C. Cooper

STATE OF ~~TENNESSEE~~ CALIFORNIA

BOOK 5004 PAGE 479

COUNTY OF ~~DAVIDSON~~ SAN FRANCISCO

Before me, James D. Warrenka, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Leona C. Cooper, a widow

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Francisco, California ~~Tennessee~~,

this, the 17 day of February, 1976.

My commission expires

OFFICIAL SEAL
James D. Warrenka
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN FRANCISCO COUNTY
~~My Commission Expires Sept. 10, 1976~~

James D. Warrenka
Notary Public

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

$ 35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19__

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

WARRANTY DEED
JWK:mas

FROM
LEONA C. COOPER, A WIDOW

TO
DENNIS K. HAILEY AND WIFE,

D 39666

IDENTIF. REFERENCE

MAR 11 10 49 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 35,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 76

Deputy Register

_____, a Notary Public in and for the State and County

_____ and _____,

who upon oath acknowledged _____ to be the

_____, respectively, of _____,

a corporation, the bargainor herein, CONV _____, 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 W DEED as such 4.00 * 96.80

Witness my hand and official seal at _____, Tennessee,

this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public