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
147-1-90	Mary McCord Sutton 347 Lynn Drive Nashville, Tennessee	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DU-23855		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,

JOHN J. COOK and wife, VIRGINIA S. COOK

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARY McCORD SUTTON

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. 463 on the Plan of Section VI, Caldwell Hall, as of record in Book 2900, page 148, described as follows:

BEGINNING at a point in the easterly margin of Binkley Drive at the corner of Lots 462 and 463; thence with the line between said lots, northeasterly 127 feet to the line of Lot 464; thence with the line between Lots 463 and 464, northerly 91.8 feet to the southerly margin of Lynn Drive; thence with the margin of said Drive, westerly 105 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the easterly margin of Binkley Drive; thencewith the margin of the same, southerly 110 feet to the point of beginning.

Being the same property conveyed to John J. Cook and wife, Virginia S. Cook, by deed of recordin Book 4750, page 834.

This conveyance is made subject to restrictions of record in Book 3221, page 6, as amended in Book 3251, page 543.

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 for 1976 taxes which have been prorated and assumed by Grantees

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 18th day of May, 1976.

John J. Cook

Virginia S. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5027 PAGE 630

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named John J. Cook and wife, Virginia S. Cook 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 18th day of May, 19 76.

My commission expires: 4/23/78

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 $ 35,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 76

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

WARRANTY DEED
JWK:mas

FROM
JOHN J. COOK AND WIFE

TO
MARY McCORD SUTTON

D 50306

IDENTIF. REFERENCE

MAY 21 11 20 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr. - L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared MAY21'76 CONV 35,000.00 and _____, with whom I am personally acquainted, and who upon oath acknowledged MAY21'76 S'TAX B* 91.00 to be the _____ and MAY21'76 PR'FEE B* .50 _____, respectively, of MAY21'76 W'DEED B* 4.00 * 95.50, 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