FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,300

John C. Derryberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December 1976.

Notary Public

MY COMMISSION EXPIRES 8-23-77
(AFFIX SEAL)

BOOK 5098 PAGE 718

This Instrument Was Prepared By
~~DENNEY, LACKEY & CHERNAU~~
218 Third Avenue North
~~Nashville, Tennessee 37201~~
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Derryberry (NAME)	Same (NAME)	147-14
609 Watsonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	54
Nashville Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(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, HAROLD FRANKLIN COOKE AND WIFE, RUBY L. COOKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN C. DERRYBERRY AND WIFE, AUGUSTINE C. DERRYBERRY

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. 259 on the Plan of Whispering Hills, Section 2-A, as of record in Book 2331, page 132, said Register's Office.

Beginning at a point in the southerly margin of Watsonwood Drive, at the corner of Lots Nos. 258 and 259; thence southwardly with the line between said lots 115 feet to a concrete monument; thence north 82° 25' west 224.4 feet to a point in the easterly margin of Westcrest Drive; thence with the margin of the same, northwardly 117.9 feet to a point the beginning of a curve; thence along said curve northeastwardly 39 feet to a point inthe southerly margin of Watsonwood Drive; thence with the margin of the same, eastwardly 199.8 feet to the beginning.

Being the same property conveyed to Harold Franklin Cooke and wife, Ruby L. Cooke by deed from Gaines and Gregory Construction Company, Inc., a Corporation organized and existing under the laws of the State of Tennessee, of record in Book 2596, page 621, said Register's Office.

This is unimproved ( ) improved (X) property, known as 609 Watsonwood Drive, Nashville Tennessee 37211
(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 15th day of December, 1976

Harold Franklin Cooke
Harold Franklin Cooke

Ruby L. Cooke
Ruby L. Cooke

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ed A. Beasley, Jr., a Notary Public in and for said County and State, the within named Harold Franklin Cooke and wife, Ruby L. 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 15th day of December, 1976

Commission expires 1-23-77

Ed A. Beasley Jr.
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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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
Harold Franklin Cooke and wife,
Ruby L. Cooke

TO
John C. Derryberry and wife,
Augustine C. Derryberry

Mail to: Mr. John C. Derryberry
1033 Tennessee Ave.
Parsons, Tenn. 38363

D 82012

IDENTIFICATION REFERENCE

DEC 20 3 03 PM '76

REGISTER

DEC 20 76	CONV	32,300.00			
DEC 20 76	S'TAX		B*	83.98	
DEC 20 76	R'FEE		B*	.50	
DEC 20 76	W'DEED		B*	4.00	* 88.48

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.