BOOK 5137 PAGE 951

Mail THIS INSTRUMENT WAS PREPARED BY
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger F. Cook	Same	104-4
(NAME) 1204 16th Ave. So.	(NAME)	#228
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	22W-16510
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

MELVA MATTHEWS, A one-half (1/2) undivided interest and
JIM AMES, A one-half (1/2) undivided interest

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

ROGER F. COOK
his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 55 feet of the northerly 160 feet of Lot No. 24 on the Map of O. B. Hayes Rokeby Plan of Lots, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 55 feet on the easterly side of 16th Avenue, South, as widened, and runs back between parallel lines, parallel to and 105 feet south of the south margin of Edgehill Avenue, 150 feet to an alley.

Being the same property conveyed to Melva Matthews and Jim Ames, by deed from Martha Carson Enterprises, Inc., of record in Book 5054, page 683, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,309.41

Affiant Roger F Cook

Subscribed and sworn to before me, this the 7th day of April, 19 77

Notary Public Gail Pigg

My commission expires: 2/23/81 (Affix Seal)

This is (unimproved) (improved (X)) property, known as 1204 16th Avenue, South (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
ROGER F. COOK
his
(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 for 1977 taxes; plan of record in BK.21, p.87.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ROGER F. COOK
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 7th *day of* April, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melva Matthews by William Buckley, Attorney in Fact.

Jim Ames

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Gail Pigg, *a Notary Public in and for said County and State,* Jim Ames

*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 Nashville *Tennessee, this* 7th *day of* April, *19* 77.

Gail Pigg *Notary Public*

Commission expires 2/23/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

APR 20 CONV 65,379.41
APR 20 S TAX B* 170.01
APR 20 REC FEE B* .50
APR 20 MTG TAX B* 174.54

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 1977, before me personally appeared, William Berkley, to me known to be the person who executed the foregoing instrument in behalf of Melva Matthews, and acknowledged that he executed the same as the free act and deed of said Melva Matthews.

Gail Pigg
NOTARY

My Commission Expires: 2/23/81

WARRANTY DEED

FROM
Melva Matthews and Jim Ames

Roger F. Cobb

D 99577

TENNESSEE REFERENCE

APR 21 9 47 AM '77

REGISTER

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238