BOOK 5202 PAGE 985

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard T. Cromwell and wife, Ida Louise Cromwell (NAME)	~~Same~~ Fidelity Federal (NAME)	130-3-65
620 Royal Oaks Place (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tn (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

I, John M. Hooper, II,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard T. Cromwell and wife, Ida Louise Cromwell, their

~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of a Resubdivision of Royal Oaks, Section A, as of record in Book 1424, page 55, Register's Office for said County.

SAID Lot No. 6 fronts 100 feet on the easterly side of Royal Oaks Place and runs back between lines, 248.5 feet on the north line and 225.3 feet on the south line, to a dead line in the rear, which is a broken line, measuring 103.6 feet thereon.

BEING the same property conveyed to John M. Hooper, II, by deed from J. A. Ramsey, Jr., and wife, Mary Elizabeth Ramsey, of record in Book 3401, page 155, Register's Office for Davidson County, Tennessee.

The said Lisle C. Hooper has joined in the execution of this deed for the purpose of her conveying any interest that she may have in the property by reason of the marital status.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes, to be prorated and assumed by Grantees.
(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,500.00

Subscribed and sworn to before me, this the 28 day of September, 19 77

Affiant

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is (unimproved) (X) improved property, known as 620 Royal Oaks Place, Nashville, Tennessee (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 Richard T. Cromwell and wife, Ida Louise Cromwell, their

~~successors~~ *heirs and assigns forever.* I *covenant that* I am *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 as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard T. Cromwell and wife, Ida Louise Cromwell, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 28th *day of* September, 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.*

John M. Hooper, II

Lisle C. Hooper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. Crawford, Jr. *a Notary Public in and for said County and State,* John M. Hooper, II, and wife, Lisle C. Hooper

*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* 28 *day of* September, *19*77

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission expires My Commission Expires August 15, 1979 *Notary Public*

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 .....

(cont.)

(2) Restrictive covenant contained in instrument of record in Book 1851, page 289, Register's Office for said County.
(3) The Plan of record in Book 1424, page 55, said Register's Office, shows an Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

SEP 28 77	CONV	67,500.00			
SEP 28 77	S'TAX		B*	175.50	
SEP 28 77	PR'FEE		B*	.50	
SEP 28 77	W'DEED		B*	4.00	* 180.00

112355-9

WARRANTY DEED

FROM

John M. Hooper, II

TO

Richard T. Cromwell and wife,
Ida Louise Cromwell

E 28429

IDENTIF. REFERENCE

SEP 28 3 00 PM '77

DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238