# WARRANTY DEED

BOOK 5213 PAGE 617

FROM CHARLES C. COOK AND WIFE, NANCY ANN COOK

| ADDRESS NEW OWNER(S) AS FOLLOWS: | |
|---|---|
| JAMES M. GUNTER AND BILLY H. TEAL<br>403 West Bend Drive<br>Nashville, Tennessee | |
| SEND TAX BILLS TO: | |
| SAME | |
| PREPARED BY: HOLLAND & LYNN, ATTORNEYS<br>2016 Parkway Towers, File Box 2<br>Nashville, Tennessee 37219 | MAP-PARCEL NOS:<br>Map91-13<br>Par 195 |

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IDENTIF. REFERENCE

Oct 25 9 46 AM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..4,000.00..... Affiant ..Billy H. Gunter.....

SUBSCRIBED AND SWORN TO BEFORE ME THIS ....10/25/77.... DATE

James M. Gunter ..... My Commission EXPIRES July 27, 1980
NOTARY PUBLIC COMMISSION EXPIRES

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC JAMES M. GUNTER

FOR AND and IN CONSIDERATION OF the sum of .....TEN DOLLARS.....

.....($10.00)..... DOLLARS

cash in hand paid by James M. Gunter , and Billy H. Teal and other good and valuable considerations receipt of which is hereby acknowledged.

OCT 25 77 CONV *4,000.00
OCT 25 77 S'TAX 3* 10.40
OCT 25 77 PR'FEE 3* .50
OCT 25 77 W'DEED 3* 4.00 * 14.90

CHARLES C. COOK AND WIFE, NANCY ANN COOK
.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES M. GUNTER, AND BILLY H. TEAL, GRANTEES

..... their (his, her, its) heirs, successors 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. 9, Block "A", First Section in Croleywood Subdivision as of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 60 feet on the southerly side of West Bend Drive, and extends back 155.9 feet on the easterly line and 159.0 feet on the westerly line to a line in the rear and measures 50 feet thereon.

Being the same property conveyed to Charles C. Cook and wife, Nancy Ann Cook by deed from Douglas L. Steverson and wife, Elizabeth Morgan Steverson of record in Book 3827, page 370, said Register's Office.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 1358, page 141, said Register's Office; an owner's certificate, a 30 foot minimum building setback line from West Bend Road and a 10 foot easement for public utility purposes along the rear line of said lot, all as shown on the Plan of record in Book 1130, page 65, REgister's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 403 West Bend Drive Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES AND OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 31st day of October, 19 77.

Charles C. Cook
Charles C. Cook

Nancy Ann Cook
Nancy Ann Cook

{STATE OF Tennessee ; COUNTY OF DAvidson } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Charles C. Cook and wife, Nancy Ann Cook

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

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 31st day of OCT. 19 77

My Commission Expires July 27, 1980
Commission Expires

James M. Guenther
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)