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THIS INSTRUMENT PREPARED BY: Frank M. Newman, Atty., Donelson, Tennessee 37214

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES MARVIN COOK	Same	[redacted] Map 98
(NAME:)	(NAME:)	
John Hagar Rd., RT #1		Par 154
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, JOHN H. COOK, have bargained and sold, and by these presents, do transfer and convey unto CHARLES MARVIN COOK, his heirs and assigns, a certain tract or parcel of land in Davidson and Wilson Counties, State of Tennessee, described as follows, to wit: All of my right, title and interest in and to the following described land, the same being a one-third interest in and to certain real estate lying and situated in Davidson and Wilson Counties, Tennessee as follows:

Land in the 4th Civil District of Davidson County, Tennessee and the 25th Civil District of Wilson County, Tennessee, being Tract Nos. 8, 9 and 10 on a survey by John M. Sullivan, Engineer, dated June 17, 1972 as follows:

Said Tract No. 8 begins at a point in the northerly margin of John Hagar Road and thence north 1° 29' east 100 feet to a point; thence north 0° 30' east 297.3 feet to a point; thence south 89° 47' east 208.1 feet to a point; thence north 20° 27' west 240.9 feet to a point; thence south 87° 53' west 162.2 feet to a point; thence south 0° 04' west 560.5 feet to a point in the northern margin of John Hagar Road; thence with said margin of said road south 78° 44' west 299.6 feet to the beginning and containing 3.16 acres more or less.

Said Tract No. 9 begins at a point in the northerly margin of John Hagar Road and thence north 0° 04' east 560.5 feet to a point in the fenceline; thence south 89° 02' east 315 feet to a point; thence south 1° west 506.0 feet to a point in the northern margin of John Hagar Road; thence with said margin of said road south 79° 59' west 68.88 feet to a point in said margin of said road; thence with said margin of said road south 78° 44' west 245.12 feet to the beginning and containing 3.5 acres more or less.

Said Tract No. 10 begins at a point in the northerly margin of John Hagar Road and thence north 1° east 506.0 feet to a point; thence north 89° 19' east 270 feet to a point; thence south 2° 24' east 242.3 feet to a point; thence north 59° 40' east 499.3 feet to a point in the northerly margin of John Hagar Road; thence with said margin of said road south 44° 49' west 257.2 feet; thence still with said margin of said road south 43° 47' west 283.14 feet to a point; thence still with said margin of said road south 48° 44' west 95.4 feet to a point; thence still with said margin of said road south 68° 59' west 111.74 feet to a point; thence still with said margin of said road south 79° 54' west 165.3 feet to the beginning and containing 3.4 acres more or less.

Being part of the same property conveyed to C.L. Cook and wife, Vera Cook, by deed from B.E. Lane et ux as of record in Book 670, Page 48 in the Register's Office for Davidson County, Tennessee and by

deed from B.E. Lane et ux to C.L. Cook and wife, Vera Cook, as of record in Book 747, Page 168 in the Register's Office for Davidson County, Tennessee and by deed from Myrtle H. Carver to Vera B. Cook (Vera B. Cook and Vera Cook being one and the same person) as of record in Book 833, Page 64 in the Register's Office for Davidson County, Tennessee and by deed from Mrs. Myrtle H. Carver to Mrs. Vera B. Cook as of record in Book 982, Page 162 in the Register's Office for Davidson County, Tennessee and having passed by descent and distribution to the said John H. Cook and the said Marvin H. Cook and Edna Cook Limbaugh (survived by James F. Limbaugh and Karl C. Limbaugh) as the only heirs of law of the said C.L. Cook and wife, Vera B. Cook, both deceased.

This conveyance is made subject to the easement of the Tennessee Valley Authority across said lands for a power line.

This conveyance is made subject to the following restrictions: No temporary shacks or basement houses or trailers will be permitted. Only single family dwellings will be permitted. Dwelling houses shall contain at least 900 square feet of livable floor space.

Helen W. Cook, wife of John H. Cook, hereby joins in the execution of this deed for the purpose of conveying whatever interest she may have in and to said property.

The grantor herein owns a one-third interest in the said above described lands and by this instrument does convey said one-third interest therein to the grantee, Charles Marvin Cook who already owns a two-thirds interest in said land, thereby creating an estate in fee simple in said lands in Charles Marvin Cook, the grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES MARVIN COOK, his heirs and assigns forever. And I, JOHN H. COOK, do covenant with the said CHARLES MARVIN COOK that I am lawfully seized and possessed of said interest in said land in fee simple, have a good right to convey it and that the same is unencumbered except as mentioned.

And I, JOHN H. COOK, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES MARVIN COOK, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of December, 1977.

John H. Cook
JOHN H. COOK

Helen W. Cook
HELEN W. COOK

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Frank M. Newman, a Notary Public in and for said County and State, the within named John H. Cook and wife Helen W. Cook, the bargainors, 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 on this the 17th day of December, 1977.

Frank M. Newman
NOTARY PUBLIC

My Commission Expires: Nov 20, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,036.00
Frank M. Newman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 77
E. Baines
Deputy Register

E 42585

IDENTIF. REFERENCE

DEC 20 12 50 PM '77

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

DEC20	CONV	*6,036.00			
DEC20	S'TAX		B*	15.60	
DEC20	PR'FEE		B*	.50	
DEC20	W'DEED		B*	6.00	* 22.10