BOOK 5280 PAGE 886

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Adams and wife, Mary L. Adams (NAME:)	SAME (NAME:)	130-3-79
609 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(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,

we, Robert Grizzard Cooney, Jr., and wife, Corinne P. Cooney,

have bargained and sold, and by these presents do transfer and convey unto the said Michael F. Adams and wife, Mary L. Adams, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 144, 146 and 148, on the Plan of Royal Oaks Land Company's Subdivision of Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Horace L. Levy and wife, by deed from Lucille A. Loveman and husband, of record in Book 1198, page 396, said Register's Office; thence with the westerly margin of said Boulevard, southwardly 218 feet 5 inches, more or less, to the northeast corner of the property conveyed to William M. Bailey and wife, by deed from Charles Glasgow, et al, of record in Book 1762, page 481, said Register's Office; thence with said Bailey's northerly line westwardly 242 feet, more or less, to the easterly line of Lot No. 149, said point being Bailey's northwest corner; thence northwardly 314 feet 6 inches, more or less, to the southwest corner of said Levy's property; thence with said Levy's southerly line, eastwardly 300 feet, more or less, to the beginning.

BEING the same property conveyed to Robert Grizzard Cooney, Jr., by deed from Billy J. Pace and wife, Marjorie Joan Pace, of record in Book 4687, page 78, Register's Office for Davidson County, Tennessee.

The said Corinne P. Cooney, wife of Robert Grizzard Cooney, Jr., joins in the execution of this instrument for the purpose of conveying any

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,500.00

Subscribed and sworn to before me, this the 2nd day of May 1978

Affiant

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

Notary Public

interest she may have in the above mentioned property by reason of the marital status.

This conveyance is made subject to the following encumbrance (1) 1978 taxes, to be prorated and assumed by Grantees.

E 6327.9

IDENTIF. REFERENCE

MAY 3 2 45 PM '78

REGISTER
SANDSON CO., TENN.

MAY-3 78	CONV	90,000.00			
MAY-3 78	CONV	37,500.00			
MAY-3 78	S'TAX		B*	331.50	
MAY-3 78	PR'FEE		B*	.50	
MAY-3 78	W'DEED		B*	6.00	* 338.00

unimproved ( )
This is improved XX property, known as 609 Lynwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael F. Adams and wife, Mary L. Adams, their *heirs and assigns, forever.*

And we *do covenant with the said* Michael F. Adams and wife, Mary L. Adams *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 as noted above.

And we, Robert Grizzard Cooney, Jr., and wife, Corinne P. Cooney, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Michael F. Adams and wife, Mary L. Adams, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 27 *day of* March, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OFFICIAL SEAL
MARJORIE F. SEIFERT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires July 17, 1980

Robert Grizzard Cooney, Jr.

Robert Grizzard Cooney, Jr.

Corinne P. Cooney

Corinne P. Cooney

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Grizzard Cooney, Jr., and wife, Corinne P. Cooney,

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 San Diego, ~~Tennessee~~ California, this day of March 27, 1978.

Marjorie T. Seifert, Notary Public.

Commission Expires July 17, 1980.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....