THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TN. 37219.

BOOK 5324 PAGE 594

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery L. Williams, et ux	Community Federal Savings & Loan	105-14
(NAME) 2226 Grantland Avenue	(NAME) 2701 Jefferson Street	109
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(STREET ADDRESS) Nashville, Tn. 37208	105-14
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	114

mail

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

cash in hand paid, and other valuable consideration, including the assumption of the balances due upon indebtednesses reflected in deed of trust of record in Book 5236, page 661, and Book 5273, page 442, Register's Office for Davidson County, Tennessee, which the grantees have assumed and agreed to pay pursuant to a written assumption agreement recorded in Book 5324, page 589, said Register's Office, we, Robert C. Cook and wife, Elizabeth W. Cook and Charles J. Beardsworth, Jr., and wife, Donna Beardsworth,

have this day bargained and sold, and do hereby transfer and convey unto the said Jeffery L. Williams and wife, Berry J. Williams, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 7 of Block 12 on the Plan of Yarbrough;s Subdivision of Woodland, of record in Book 161, page 87, Register's Office for said County. Said Lot No. 7 fronts 50 feet on the easterly side of Grantland Avenue and runs back between parallel lines, with the northerly margin of Warner Street, now Bradford Avenue, 165 feet to an alley. Being the same property conveyed to Robert D. Cook and Charles J. Beardsworth, Jr., by deed from H. Conrad Crunk and wife, Lena Crunk, of record in Book 5212, page 358, said Register's Office.

Land in Davidson County, Tennessee, being Lot No. 6 and the south ½ of Lot No. 5 of Block 11 on the Plan of the subdivision of certain blocks in Yarbrough's Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for said County. Said Lot and part of said lot adjoin and front together 75 feet on the east side of Grantland Avenue and run back betwen parallel lines, 165 feet to an alley. Being the same property conveyed to Robert D. Cook and C. J. Beardsworth, Jr., as tenants in common by deed from Kim F. Jew and wife, Alice W. Jew, of record in Book 5249, page 760, said Register's Office. The said C. J. Beardsworth, Jr. is one and the same person as Charles J.Beardsworth, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81,900.00

Subscribed and sworn to before me, this the 10th day of August, 19 78

Affiant

My commission expires Feb. 25, 1980 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2226 and 2212 Grantland Avenue, Nashville, Tn (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 Jeffery L. Williams and wife, Berry J. Williams, their *(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 as hereinabove indicated.

WE *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jeffery L. Williams and wife, Berry J. Williams, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand s this* 10th *day of* August, 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.*

Robert D. Cook

Elizabeth W. Cook

Charles J. Beardsworth, Jr.

Donna Beardsworth

BOOK 5324 PAGE 595

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alpha J. A. Hall, *a Notary Public in and for said County and State,* Robert D. Cook and wife, Elizabeth W. Cook, and Charles I. Beardsworth, Jr. and wife, Donna Beardsworth,

the within named bargainor.s., with whom I am personally acquainted, and who acknowledged that they *executed the within instrumcnt for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 10th *day of* August, *19* 78.

Alpha J. A. Hall *Notary Public*

Commission expires January 25, 1980

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 .....

AUG 14 78 CONV 81,900.00
AUG 14 78 S'TAX B* 212.94
AUG 14 78 PR'FEE B* .50
AUG 14 78 W'DEED B* 4.00 * 217.44

WARRANTY DEED

FROM
ROBERT D. COOK, ET UX, ET AL

TO
JEFFERY L. WILLIAMS, ET UX

E 82616

IDENTIF. REFERENCE

AUG 14 1 25 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238