WARRANTY DEED

BOOK 5363 PAGE 845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 1978.

Notary Public

MY COMMISSION EXPIRES: October 4, 1982

Mail to

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM A. HANCOCK, et ux	MERCANTILE MORTGAGE COMPANY	
(NAME)	(NAME)	
629 Baton Rouge Court	P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tn. 37076	St. Louis, Missouri 63179	04 D 24556
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES V. COOPER, JR. and wife, MARY ELIZABETH COOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM A. HANCOCK and wife, LORRAINE B. HANCOCK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 455, on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, page 93, Register's Office for said County.

Said Lot No. 455 fronts 41.15 feet on the southerly side of Baton Rouge Court and runs back 157.83 feet on the easterly line and 113.10 feet on the westerly line to a rear line on which it measures 157.49 feet.

Being the same property conveyed to James V. Cooper, Jr. and wife, Mary Elizabeth Cooper by deed from Ralvin Homes, a partnership, of record in Book 4960, page 394, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 629 Baton Rouge Court, Hermitage, Tn. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of October, 19 78

James V. Cooper Jr.
JAMES V. COOPER JR.

Mary Elizabeth Cooper
MARY ELIZABETH COOPER

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STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James V. Cooper, Jr. and Mary Elizabeth Cooper

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 BIRMINGHAM, MICHIGAN, this 28th day of October, 1978

Commission Expires November 30, 1980 — Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires — Notary Public

NOV 15 78	CONV	54,900.00			
NOV 15 78	S'TAX		B*	142.74	
NOV 15 78	PR'FEE		B*	.50	
NOV 15 78	W'DEED		B*	4.00	* 147.24

WARRANTY DEED

FROM JAMES V. COOPER, JR., et ux

TO WILLIAM A. HANCOCK, et ux

F-00167.1

IDENTIF. REFERENCE

Nov 15 8 39 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086