BOOK 5415 PAGE 66 FORM NO. WD-1

3425 • 04/04 82.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000

James T. Zumbro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 19 79

James L. Bass
Notary Public

MY COMMISSION EXPIRES: 1-17-82
(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
James L. Bass Attorney at Law, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Cook (NAME)	SAME (NAME)	24 W 146.25
1301 Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	117-8-174 pw
Nashville, Tenn (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 T. Zumbro and wife, Evelyn L. Zumbro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Lavoyah Cook and wife, Sandra Bazen Cook

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:

Being Lot No. 220 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 220 fronts 60 feet on the South side of Clayton Avenue and runs back between parallel lines 136 feet to an alley.

Being the same property conveyed to James T. Zumbro and wife, Evelyn L. Zumbro by deed from John Burr Buchanan and wife, Anne W. Buchanan of record in Book 2034, Page 169, Register's Office for Davidson County, Tennessee.

INCLUDED but expressly excluded from this conveyance is that property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed of record in Book 4742, Page 178, said Register's Office, described as follows:

BEGINNING at the point of intersection of the east boundary of this property and the north margin of this alley between Gale Lane and Clayton Avenue, said point being along the said north margin 462 feet westward from the west margin of 12th Avenue South; thence along the said north margin of the alley North 78° 09' West 20.0 feet to a point; thence North 44° 41' East 36.9 feet to a point in the said east boundary; thence along the said east boundary South 11° 51' West 31.0 feet to the point of BEGINNING.

Buyers assume 1979 taxes.

unimproved ( )
This is improved (X) property, known as 1301 (House Number) Clayton Avenue (Street) Nashville (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 4th day of April, 19 79

James T. Zumbro
James T. Zumbro

Evelyn L. Zumbro
Evelyn L. Zumbro

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James T. Zumbro and wife, Evelyn L. Zumbro

the bargainor, s, 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, this 4th day of April 19 79

Commission expires Jan. 17, 1982

James L Bass
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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

WARRANTY DEED

FROM
JAMES T. ZUMBRO, ET. UX.

TO
CHARLES L. COOK, ET UX

F. 22079

RUSH

IDENTIF. REFERENCE

APR 4 11 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30000.00- CO
78.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 82.50-
3425A04/04/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.22079

IDENTIF. REFERENCE

APR 4 11 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674870