WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750.00

Carey H. Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 80

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 17th 1982

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
CAREY H. COOK (NAME)	SAME (NAME)	73-1
2117 Fremont Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	97
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15 DZ 32800

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, MARTHA ELIZABETH EDWARDS, WILLIAM EDWARD TUNE and WEAKLEY J. TUNE, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAREY H. 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 a reserved parcel of land, not to be used for a building site, as shown on the Plan of Rose Heights, of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, and described as follows:

Said parcel fronts on the northerly side of Fremont Avenue 40.5 feet and 38.77 feet around the corner of Fremont Avenue and Ivy Drive and runs back along converging lines 175.0 feet along the westerly line and 158.2 feet along the easterly line to a point, and being .13 acre, more or less.

Being part of the same property conveyed to Weakley J. Tune and wife, Annie Vincent Tune by deed from Morris J. Campbell and wife, Mamie A. Campbell of record in Book 725, page 80, said Register's Office. And being the same property devised by will of Weakley J. Tune, Sr. to Annie Vincent Tune, William Edward Tune, Martha Elizabeth Edwards and Weakley J. Tune, Jr., of record in Will Book 72, page 266, County Court Clerk for Davidson County, Tennessee, Annie Vincent Tune having since died.

Spouses of the said Grantors join in this coveyance for the purpose of conveying any interest they may have in the said property.

This is unimproved (X) improved ( ) property, known as Fremont Avenue, Nashville, Tennessee
(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 13th day of March, 1980

Martha Elizabeth Edwards — Benjamin James Edwards — William Edward Tune
MARTHA ELIZABETH EDWARDS — WILLIAM EDWARD TUNE

Weakley J. Tune Jr. — Mary Anne Tune — Elaine Tune
WEAKLEY J. TUNE, JR.

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Elizabeth Edwards, Benjamin James Edwards, Weakley J Tune Jr, Mayse Tune, William Edward Tune and Elaine Tune

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 Goodlettsville, Tennessee this 17 day of March, 1980

Commission Expires October 17, 1982 Douglas R Berry, 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

8641 03/18 8.32 CHECK

WARRANTY DEED

FROM
WEAKLEY J. TUNE, et al

TO
CAREY H. COOK

F-81193

IDENTIF. REFERENCE

MAR 19 8 55 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			750.00- CO	
			1.82 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	8.32-
8641A03/19/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 81193

IDENTIF. REFERENCE

MAR 19 8 55 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 747729