OFFICIAL RECEIPT

BOOK 5929 PAGE 156

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF August, 19 82.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jeffery D. & Deborah K. Cook (NAME)	Same (NAME)	52-9-165
141 Miami (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3DZ-52366
Nashville, Tn. 37214 (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, George W. Dunn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery D. Cook and wife, Deborah K. 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. 76 on the Map of Woodale Grove Annex, of record in Book 547, page 110, said Register's Office.

SAID Lot No. 76 fronts 100 feet on the southeasterly side of Miami Avenue and runs back between lines 150 feet, more or less, to a dead line on which it measures 50 feet.

BEING the same property conveyed to George W. Dunn by deed from Jimmie M. Ingram and wife, Maxine Ingram of record in Book 5744, page 627, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but EXCLUDED for the purpose of this conveyance is the following described property.

BEGINNING at a point, said point being the northwest corner of Lot No. 76, said point being the southerly right-of-way line of Miami Avenue; thence easterly along the present Southerly right of way of Miami Avenue, 100 feet to a point; said point being the northeast corner of Lot No. 76; thence southerly along the easterly margin of Lot No. 76, 52 feet more or less, to a point in the new proposed southerly right of way line of Miami Avenue; thence westerly along the new proposed southerly right of way line of Miami Avenue 87 feet to a point in the westerly line of Lot 76; thence northerly along the westerly line of Lot 76, 36 feet more or less, to the point of beginning.

BEING the same property conveyed by Nellie Eileen Houze to an unnamed Grantee of record in Book 4002, page 772, said Register's Office.

THIS conveyance is subject to a mortgage payable to Nellie Eileen Houze of record in Book 5450, page 183, said Register's Office.
THIS conveyance subject to such restrictive covenants, easements and setback lines of record in said Register's Office.

This is unimproved ( ) improved (XX) property, known as 141 Miami Avenue (House Number) (Street) Nashville, Tn. 37214 (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 my hand on this 20 day of August, 19 82

George W. Dunn

George W. Dunn

STATE OF CALIFORNIA
COUNTY OF Orange

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Tustin California this 20th day of August 19 82

Commission expires April 1, 1986

Carol A. Tolman
Notary Public
Carol A. Tolman

OFFICIAL SEAL
CAROL A. TOLMAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Apr. 1, 1986

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 (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 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
George W. Dunn

TO
Jeffery D. Cook and wife,
Deborah K. Cook

IDENTIF. REFERENCE

Aug 25 2 44 PM '82
REGISTER
DAVIDSON COUNTY, TN

08/25 71.50- CHECK
H 0 5 7 6 5

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

5442

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

RECEIVED OF _____ BOOK 5929 PAGE 158

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

25000.00- CO
65.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
5442A08/25/62 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O.5 7.6 5

IDENTIF. REFERENCE

AUG 25 2 44 PM '62

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 898731