Owner: Andrew J. Cook
226 Duke St.
Nashville, TN. 37212

THIS INSTRUMENT PREPARED BY:
Robert S. Nix
Attorney at Law
Public Square
Watertown, Tennessee 37184

BOOK 6043 PAGE 922

Send Tax Bills to:
Andrew J. Cook
226 Duke St.
Nashville, TN. 37212

71-7 Par 102 Jr

WARRANTY DEED

THIS INDENTURE, made this 7th day of April, 1983, between JAMES H. COOK, First Party, and ANDREW J. COOK, Second Party,

WITNESSETH: that said First Party, for and in consideration of the sum of One Dollar ($1.00) to me in hand paid by Second Party, the receipt of which is hereby acknowledged, I, James H. Cook, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Party, the following described premises, to-wit:

BEING the easterly 40 feet of Lot No. 68 on the Map of Haynie's Oriental Subdivision as of record in Deed Book 161, pages 26 and 27, Register's Office for Davidson County.

Said part of Lot No. 68 fronts 40 feet on the southerly side of Duke Street and runs back between parallel lines, with the westerly margin of Sultana Avenue, 87 feet to a dead line.

BEING the same property conveyed to Milton C. Millraney and wife, Betty Millraney by deed from Lillian Doris Anderson of record in Book 4632, page 384, Register's Office and by Divorce Decree of record in Minute Book 84C, page 1141 to Betty Millraney.

THIS CONVEYANCE is subject to such easements and setback lines of record in Book 161, pages 26 and 27, said Register's Office.

with the hereditaments and appurtenances thereto appertaining hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Second Party his assigns and successors forever.

And said First Party, for himself and for his heirs, executors and administrators do hereby covenant with said Second Party, and his assigns and successors that they are lawfully seized in fee simple of the premises above conveyed

2554

and have full power, authority and right to convey the same and that said premises are free from all incumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party hereunder set his hand and seal the day and year first above written.

James H. Cook

JAMES H. COOK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James H. Cook, the within named 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 office in Wilson County, this 7th day of April, 1983.

Elizabeth R. Talley

Notary Public

My Commission Expires:

1-30-84

I hereby swear or affirm that the actual consideration or tru value of this transfer, whichever is greater, is $20,000.00. Affiant Hartford J. Lewis.

Subscribed and sworn to before me this 7th day of April, 1983.

Elizabeth R. Talley

Notary Public

1-30-84

NOTARY PUBLIC WILSON COUNTY, TN.

APR 25 2 10 PM '83

WILSON CO. REGISTER DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 43846

KWL EWL

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6043 PAGE 924

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
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.50-
2654	04/25/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 3 8 4 6

IDENTIF. REFERENCE

APR 25 2 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944314