ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
John J. Cooney, Jr. et ux, Ida F. Cooney (NAME)	Kentucky Mortgage Company (NAME)	7DA-45050
3710 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 13013 (STREET ADDRESS)	130-8-39
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP CODE)	BOOK 6188 PAGE 446

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated November 10, 1975, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4971, page 870, and note of even date dated thereby secured, in the original principal amount of $45,000.00 payable to Kentucky Mortgage Company, which debt the Grantees herein assume and agree to pay as part payment of the purchase price.

The Grantees further hereby assume the obligations of Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

CONTINUED BELOW

have bargained and sold, and by these presents do transfer and convey unto the said JOHN J. COONEY, JR. and wife, Ida F. Cooney

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the east 120 feet of Lot No. 1 and the east part of the south 70 feet of Lot No. 2 on the Plan of Comptonwood, as of record in Book 974, page 10, Register's Office for said County, being more particularly described as:

Beginning at a point in the northerly margin of Trimble Road 187.5 feet from Estes Road and fronting 120.0 feet on Trimble Road, with a depth of 170.0 feet between paralell lines, measuring 120.0 feet on the rear.

Being the same property conveyed to M. A. Borchert by deed from Joel H. Moseley, Trustee, of record in Book 6169, page 326, Register's Office for Davidson County, Tennessee.

CONTINUED FROM ABOVE:

The balance of said purchase price is secured by a second deed of trust of even date executed by Grantees to Grantor in the amount of $73,436.42.

unimproved ( )
This is improved (X) property, known as 3710 Trimble Road (House Number) (Street)
Nashville, Tennessee 37215 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 5th day of December, 19 83.

M. A. BORCHERT

ELLEN MARIE BORCHERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. A. BORCHERT and wife, ELLEN MARIE BORCHERT

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 5th day of December, 1983.

My commission expires July 18, 1987 Notary Public Linda K. Ford

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 114,975.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John J. Cooney Jr
JOHN J. COONEY, Jr.

Sworn to and subscribed before me
this 5th day of December, 19 83.

My commission expires July 18, 1987 Notary Public Linda K. Ford

This instrument was prepared by:
WOODS, BRYAN, WOODS & WATSON, 121 17th Avenue South, Nashville, Tennessee 37203
Address

H90325
IDENTIF. REFERENCE
Dec 6 10 19 AM '83
FELIX A. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

7358 WARRANTY DEED- CHECK 12/06 355.00

FROM
M. A. BORCHERT and wife,

TO
ELLEN MARIE BORCHERT

JOHN J. COONEY, JR. and wife,

IDA F. COONEY

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

447

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

RECEIVED OF _____

FOR _____

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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

114975.00- CAMT.
299.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 305.50-
7358A 12/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 0 3 2 5

IDENTIF. REFERENCE

DEC 6 10 19 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 998037