BOOK 5274 PAGE 25

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 19 84.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

PREPARED FROM UNVERFIED INFORMATION FURNISHED BY THE PARTIES.

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul E. Cook (NAME)	Same (NAME)	117-9-C
4936 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	54
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-39323

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, J. Reginald Dunlap and wife, Kathryn S. Dunlap,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. 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:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Burlington Subdivision, a Planned Unit Development of record in Book 5200, pages 403, 404, 405 and 406, said Register's Office.

SAID Lot No. 54 fronts a total of 72.83 feet on the northerly side of Burlington Court and runs back 88.13 feet on the westerly line and 139.67 feet on the easterly line to a line in the rear which measures 79.30 feet thereon.

BEING the same property conveyed to J. Reginald Dunlap and wife, Kathryn S. Dunlap, by deed from Dr. William M. Hamilton and wife, Ruth S. Hamilton, of record in Book 6135, page 129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements and setback lines as shown on Plat of record in Book 5200, pages 403, 404, 405 and 406 said Register's Office, and Declaration of Covenants and Conditions as shown in Book 5863, page 796, said Register's Office.

The described property is conveyed with the restriction that the structure and other improvements to be placed thereon must not unreasonably damage or destroy the elm and oak trees located on the easterly portion of the property near the rear of Lot 53. The completion of improvements in compliance herewith shall constitute satisfaction of this restriction, and Grantor will execute a release on request after such satisfaction.

This is unimproved (X) improved ( ) property, known as Lot 54 Burlington Court, Nashville, Tennessee 37215
(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 3rd day of April, 19 84

J. Reginald Dunlap

Kathryn S. Dunlap

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Reginald Dunlap and Kathryn S. Dunlap, or proved to me on the basis of satisfactory evidence, the bargainors, 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 3rd day of April 19 84

Commission expires 4-21-85

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
J. REGINALD DUNLAP ET UX

TO
PAUL E. COOK

dp

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

IDENTIFICATION REFERENCE

APR 19 1 06 PM '84

DAVIDSON COUNTY, TN
REGISTER'S OFFICE

I 1 6 5 9 1

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

49500.00- CAMT.
128.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 135.20-
9825A04/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11659

IDENTIF. REFERENCE

APR 19 1 06 PM '84

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 29543