Instrument Prepared By:
D. B. HERBERT
Neale, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6465 PAGE 249

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-6-110	Brown D. Thornton Same	Brown D. Thornton 6010 Charlotte Avenue Nashville, TN. 37209
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5DU-52811	150 Old Tusculum Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

I 7 4 0 5 2
IDENTIF. REFERENCE
JAN 2 12 20 PM '85
FELIX A. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CECELIA ANN TAYLOR SEVIER COOKE and husband, HAROLD KEN COOKE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BROWN D. THORNTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Old Tusculum Road Heights, as of record in Book 4300, page 45, Register's Office for said County.

Said Lot fronts 65 feet on the northerly side of Old Tusculum Road and extends back 122.71 feet on the easterly line and 134.23 feet on the westerly line, to a dead line and measures 66.01 feet thereon.

Being the same property vested in Cecelia Ann Taylor Sevier, now Cooke, by deed from Ricky L. Richmond and wife, Debra S. Richmond, as of record in Book 4719, page 90 and by Divorce Decree of the Fourth Circuit Court, a certified copy of which is of record in Book 4894, page 326, and by Quitclaim deed from Michael J. Sevier as of record in Book 6465, page 247, said Register's Office.

Harold Ken Cooke joins in this instrument for the purposes of conveying any and all right, title and interest he may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of December, 1984.

Cecelia Ann Taylor Sevier Cooke — Cecelia Ann Taylor Sevier Cooke

Harold Ken Cooke — Harold Ken Cooke

01/02 89.96 CHECK

324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6465 PAGE 250

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF CALIFORNIA
COUNTY OF Alameda

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

Cecelia Ann Taylor Sevier Cooke and husband, Harold Ken Cooke

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 Fremont, California, this, the 26th day of December, 19 84

OFFICIAL SEAL
SYDNEY VAN DYKE
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires June 29, 1988

My commission expires: 6/29/88 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,109.18 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 84

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL) Notary Public

DAVIDSON CO. TENN.

WARRANTY DEED

FROM

CECELIA ANN TAYLOR SEVIER COOKE AND HUSBAND

TO

BROWN D. THORNTON

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6465 PAGE 251

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

32109.18- CAMT.
83.46 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 89.96=
0324A01/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17405.2

IDENTIF. REFERENCE

JAN 2 12 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98034