BOOK 6754 PAGE 528

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,405.00

Mary A. Feary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF December 1985.

Rebecca H. Cobble
Notary Public

MY COMMISSION EXPIRES: 8/8/88

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Feary	City Federal Savings and Loan Association	150-10-101
(NAME)	(NAME)	
3252 LuAnn Drive	1141 East Jersey Street	156.03
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Elizabeth, NJ 07201	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, John J. Cook and wife, Virginia S. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary A. Feary, a married person

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. 30-A on the Zone Lot Division of Lots 21 through 30, on the Plan of Cherry Hills, Section 12, of record in Plat Book 6250, page 466, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John J. Cook by deed from John Cook and wife, Virginia S. Cook and A. J. Johnson and wife, Gail Johnson, of record in Book 6742, page 97, said Register's Office.

This conveyance is subject to a Deed of Trust executed by John J. Cook and wife, Virginia S. Cook, to Stephen R. Josleyn, Trustee, for CityFed Mortgage Company, dated December 17, 1985, and filed for record in Book 6742, Page 100, Register's Office for said County, with an unpaid principal amount of approximately $53,405.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to any and all existing restrictions and easements of record.

6593

IDENTIFICATION REFERENCE

JAN 3 9 17 AM '86

FELIX Z. HILSMAN REGISTER DAVIDSON COUNTY, TENN.

This is ~~improved~~ unimproved ( ) property, known as 3252 LuAnn Drive, Antioch, TN 37013
(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 heir 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 covey 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 31st day of December, 1985

Virginia S. Cook
Virginia S. Cook

John J. Cook
John J. Cook

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 ~~John J. Cook and wife, Virginia S. Cook~~

(or proved to me on the basis of satisfactory evidence) 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 31st day of December, 19 85.

Commission expires OCT 13, 1986

Melville W. Feary
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (their several oaths/his oath) acknowledged (themselves/himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (they/he) as such _____ and _____ being authorized so to do, execute 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

~~John J. Cook~~
Virginia S. Cook

TO

Mary A. Feary

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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
			53405.00- CAPIT.	
			106.64 CSTAX	
			.50 PRFEE.	
			6.00 WDEED	
			CHECK 145.34-	
			2327A01/03/86 DAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6569 IDENTIFICATION REFERENCE

JAN 3 9 17 AM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 207168