This deed was prepared by John G. Doak, Attorney, Firm of Warfield & Entrekin, American Trust Building, Nashville, Tennessee.

ADDRESS NEW OWNER:
Helen R. Cooper, et als
1213 Sunnymeade Drive
Nashville, Tennessee

SEND TAX BILLS TO:
Same as New Owner

MAP, PARCEL NUMBERS:

BOOK 3976 PAGE 460
Map 61-15
Par. 140
m.o.

WARRANTY DEED

We, GUY W. COOPER, and wife, HELEN R. COOPER, have bargained and sold and hereby transfer and convey to JOHN G. DOAK, TRUSTEE, for the purposes of reconveying said property to the said HELEN R. COOPER, one-half undivided interest, her sole and separate estate; and JANICE BRIEN COOPER, one-fourth undivided interest; and JOY ELIZABETH COOPER, one-fourth undivided interest, and with full power to so transfer and convey, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 and the westerly 10 feet of Lot No. 78 of Block "D" on the Map of the Re-subdivision of Sunnymeade Unit No. 1, and the Subdivision of Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 79 and part of Lot No. 78 adjoin and front together 60 feet on the northerly side of Sunnymeade Avenue and run back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Guy W. Cooper, and wife, Helen R. Cooper, by deed from J. H. Carothers, and wife, Mary A. Carothers, of record in Book 2027, page 466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions of record in Book 1066, page 225, as re-recorded in Book 1108, page 689, and in Book 1066, page 511, and in Book 1148, page 266, and reservation for a 4-foot easement along the rear of the premises for public utility purposes as shown on the plan of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said John G. Doak, Trustee, as foresaid, his successors and assigns, forever.

And we do covenant with the said John G. Doak, Trustee, 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.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said John G. Doak, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

NOW, THEREFORE, for and in consideration of the premises and in order to vest title to the above described land in the said HELEN R. COOPER, one-half undivided interest, her sole and separate estate, JANICE BRIEN COOPER, one-fourth undivided interest, and JOY ELIZABETH COOPER, one-fourth undivided interest, and pursuant to the power and authority upon me hereinabove conferred, I, the said John G. Doak, Trustee have bargained and sold and by these presents transfer and convey to the said HELEN R. COOPER, one-half undivided interest, her sole and separate estate, JANICE BRIEN COOPER, one-fourth undivided interest, and JOY ELIZABETH COOPER, one-fourth undivided interest, the property above mentioned and described.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said HELEN R. COOPER, one-half undivided interest, her sole and separate estate, JANICE BRIEN COOPER, one-fourth undivided interest, and JOY ELIZABETH COOPER, one-fourth undivided interest, all in fee simple forever.

And I, the said John G. Doak, Trustee, hereby transfer and assign to the said HELEN R. COOPER, one-half undivided interest, her sole and separate estate, JANICE BRIEN COOPER, one-fourth undivided interest, and JOY ELIZABETH COOPER, one-fourth undivided interest, their heirs and assigns, all of the above covenants and warranties and the full benefit thereof as fully and amply as I, as such Trustee, am authorized so to do, this conveyance by me,

however, being made in my capacity as trustee and for the purposes above stated and not otherwise.

WITNESS our hands this 9th day of December, 1965.

Guy W. Cooper
GUY W. COOPER

Helen R. Cooper
HELEN R. COOPER

John G. Doak, Trustee
JOHN G. DOAK, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary B. Cooper, A Notary Public in and for said County and State, the within named Guy W. Cooper and John G. Doak, Trustee, 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 office in Nashville, Tennessee, this 9th day of December, 1965.

Mary B. Cooper
NOTARY PUBLIC

MY COMMISSION EXPIRES:
Jan. 25, 1969

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Irene Settles, a Notary Public in and for said County and State, the within named Helen R. Cooper, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 9th day of December, 1965.

Irene Settles
NOTARY PUBLIC

MY COMMISSION EXPIRES:
[illegible]-1967

DOCUMENTARY DOCUMENTARY

STATE TAX $ 2.40
PROBATE .50
TOTAL $ 2.90

JAN 10 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 10 1966

13224

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 10 1 54 PM '66

NOTED: BOOK 113 PAGE 308
RECORDING FEE $ 2.25
DEP. REG. 1

LAW OFFICES
WARFIELD & ENTREKIN
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