This Form furnished by Attorneys Title Company, Inc.

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Form No. WD-2

FROM

TONY B. COOPER

and wife, GAIL P. COOPER

TO

RICHARD A. PRIDE

and wife, DANNA PRIDE

For draftsman's use

This instrument was prepared by Clyde P. Holland, Law Firm, Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD A. PRIDE, ET UX (NAME)	Fidelity Federal Savings and Loan (NAME)	Map 130-3
4306 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	Par. 39
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 67059

IDENTIF. REFERENCE

JAN 28 2 02 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 26,500.00 Richard A. Pride
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF January 1970

Notary Public

MY COMMISSION EXPIRES: 5-3-70

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)----------DOLLARS

cash in hand paid by Richard A. Pride and wife, Danna Pride, and other good and valuable considerations, the receipt of all of which is hereby acknowledged and the agreement by the said Richard A. Pride and wife, Danna Pride to pay the unpaid balance of a loan in the original amount of EIGHTEEN THOUSAND AND NO/100 ($18,000.00) DOLLARS secured by deed of trust to Vaden Lackey, Jr., Trustee as of record in Book 4320, page 675, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

Tony B. Cooper/and wife, Gail P. Cooper have bargained and sold, and by these presents do transfer and convey unto the said Richard A. Pride and wife, Danna Pride, 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 16, Block 9, Map of a resubdivision of a part of Royal Oaks Subdivision of record in Book 547, page 167, Register;s Office for Davidson County, Tennessee. SAID Lot 16 fronts 100 feet on the northerly side of Sunnybrook Drive and runs back between lines 198 feet 9 inches on the westerly line and 196 feet 8 inches on the easterly line to a line at the rear measuring 100 feet thereon.
BEING the same property conveyed to Tony B. Cooper and wife Gail P. Cooper by deed from William T. Pinkston and wife Kathleen M. Pinkston of record in book 4320, page 673, Register's Office for Davidson County, Tennessee.

JAN28	CONV	26,500.00			
JAN28	S'TAX		A*	68.90	
JAN28	PRTEE		A*	.50	
JAN28	WDEED		A*	3.00	* 72.40

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This is { unimproved / improved } { ( ) / (X) } property, known as 4306 Sunnybrook Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard A. Pride and wife, Danna Pride their heirs and assigns, forever.

And they do do covenant with the said Richard A. Pride and wife, Danna Pride that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Tony B. Cooper and wife, Gail P. Cooper do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Richard A. Pride and wife Danna Pride heirs and assigns against the lawful claims of all persons whomsoever.

Witness their hands this 26th day of January, 19 70

Tony B. Cooper

Tony B. Cooper

Gail P. Cooper

Gail P. Cooper

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony B. Cooper and wife, Gail P. Cooper

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, Tennessee, this 27 day of January, 19 70

Notary Public.

Commission expires 5-3-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .