TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Barbara A. Yell (NAME)	Hoel-Palmer Realty Company	5D-41217
177 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	Map 162-6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 19

BOOK 1411 PAGE 339

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS
cash in hand paid by
BARBARA A. YELL,
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

O.W. COOPER AND WIFE, HELEN B. COOPER

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 7 on the Plan of Section I, Tusculum Circle, as of record in Book 3382, page 150, Register's Office for said County.
Said Lot No. 7 fronts 91 feet on the south side of Tusculum Road, and extends back 134.9 feet on the east line and 185 feet on the west line to a dead line and measures 90 feet.
Being part of the property conveyed to O.W. Cooper, by deed from M. R. Bess and wife, as of record in Book 4134, page 25, and by deed from Dodson Batson, as of record in Book 4365, page 45, said Register's Office.

unimproved ( )
This is improved (X) property, known as 177 (House Number) Tusculum Road (Street) P. O. Address: Nashville, Tennessee (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 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.

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.

Witness our hands this 15th day of April, 19 70

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

O.W. Cooper
O.W. Cooper
Helen B. Cooper
Helen B. Cooper

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named O.W. Cooper and wife, Helen B. 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, this 15th day of April, 19 70.

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

O.W. COOPER, ET UX.

To

BARBARA A. YELL,

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 19,500.00.
This is not the property sold at a trustee's sale.

PUT REVENUE STAMPS HERE:

PLEASE PUT IN TENN. TITLE CO. BO

My commission expires April 25, 1970

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

A 74620

IDENTIF. REFERENCE

APR 16 11 57 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 16	CONV	19,500.00				
APR 16	S'TAX		A*	50.70		
APR 16	PR'FEE		A*	.50		
APR 16	W'DEED		A*	3.00	*	54.20