TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Juanita S. Spears (NAME)	Noel-Palmer Mortgage Company, Inc. (NAME)	Map. 162-6
161 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS) BOOK 4463 PAGE 620	Par. 112
Antioch, Nashville, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS
cash in hand paid by JUANITA S. SPEARS

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. 16 on the Plan of Old Tusculum Road Heights, of record in Book 4300, page 45, Register's Office for said County.
Said Lot fronts 65 feet on the southerly side of Tusculum Road and extends back 125 feet on the easterly line and 143.97 feet on the westerly line to a dead line and measures 57.40 feet thereon.
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.

The actual consideration for this transfer or value of property (whichever is greater) is $15,600.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Juanita S. Spears

Sworn to and subscribed before me this 30th day of November, 1970.

L. D. Richards

My commission expires April 24, 1974.

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

unimproved ( )
This is improved (X) property, known as 161 (House Number) Tusculum Road, (Street) Antioch, (P. O. Address:) Nashville, Tennessee (City or Town) 37013 (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 30th day of November, 1970.

Helen B. Cooper

O. W. Cooper
O. W. 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 30th day of November, 1970.

Commission expires April 24, 1974. Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-218226

FROM

O. W. Cooper, ET UX

To

Juanita S. Spears

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4463 PAGE 621

A 97886

IDENTIF. REFERENCE

DEC 1 11 32 AM '70

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

DEC-1?
DEC-1?S'TAX CONV 15,600.00
DEC-1?PR'FEE
DEC-1? W'DEED

A* 40.56
A* .50
A* 3.00 * 44.06