This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-227795

BOOK 4633 PAGE 435 REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
82-12- PPR 95 PP	Cornwallis Byas, Jr.	Same 622 Main St Nash. Tenn 37206
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
W19-680	809 Main Street	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

AUG 31 72	CONV	13,950.00			
AUG 31 72	S TAX		A*	36.14	
AUG 31 72	PB FEE		A*	.50	
AUG 31 72	W DEED		A*	4.00	* 40.64

CHARLES M. COOPER and wife, CAROLYN COOPER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CORNWALLIS BYAS, JR.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the of Neil S. Brown's First Addition to East Nashville, as of record in Book 57, pages 33 and 50.

Said Lot No. 5 fronts 50 feet on the north side of Main Street, and runs back between parallel lines, 170 feet to an alley.

Included but excluded herefrom is that part of the property conveyed to The Nashville Housing Authority, by deed from Charles M. Cooper and wife, as of record in Book 3884, page 508, as follows:

Being part of Lot No. 5 in Neil S. Brown's First Addition to Edgefield as of record in Book 57, pages 33 and 50, as follows:

Beginning at a point, said point being on a northerly margin of Main Street and being the most southerly corner of said property; thence with the northerly margin of Mail Street in an easterly direction a distance of 50 feet, more or less, to the easterly margin of said property; thence with the easterly margin of said property in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street a distance of 50 feet more or less to the westerly margin of said property; thence with said westerly margin in a southerly direction a distance of 10 feet, more or less, to the point of beginning and containing 500 square feet, more or less.

Being part of the property conveyed to Charles M. Cooper and wife, Carolyn Cooper, by deed from Christine G. Crump and husband, as of record in Book 929, page 28.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except for 1972 taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of August, 1972.

Carolyn Cooper
Carolyn Cooper

Charles M. Cooper
Charles M. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4633 PAGE 436

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles M. Cooper and wife, Carolyn Cooper 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, the 31st day of August, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,950.00

Cornwallis Byas, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL)

Helen D. Scott
Notary Public

WARRANTY DEED
REF/vs

FROM
CHARLES M. COOPER AND WIFE

TO
CORNWALLIS BYAS, JR.

B 7 4 0 1 9

IDENTIF. REFERENCE

AUG 31 2 24 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public