BOOK 4733 PAGE 859 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1973

Dixie Lee Matthews
Notary Public

MY COMMISSION EXPIRES: 8-30-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin J. Sturgis, Sr. (NAME)	Mortgage Associates, Inc. (NAME)	6DA-22315
2307 Lindell Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	105-14
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	236

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Joseph Cooper et ux Mary Margaret Kemp Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin J. Sturgis, Sr. et ux Frances B. Sturgis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the northerly 45 feet of Lot No. 11 of Block 28 on the Plan of Yarbrough's Subdivision of Blocks 24-26, 29, 30 and part of 22, Woodland Plan as of record in Book 161, Pages 87 and 104, Register's Office, Davidson County, Tennessee.

SAID part of said lot fronts 45 feet on the westerly side of Wilson Avenue and runs back between parallel lines 167.5 feet to an alley.

BEING the same property conveyed to William Joseph Cooper et ux Mary Margaret Kemp Cooper by deed of record in Book 4542, Page 81, Register's Office, Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 2307 Lindell Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 2nd day of August, 1973

William Joseph Cooper: William Joseph Cooper

Mary Margaret Kemp Cooper: Mary Margaret Kemp Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dixie Lee Matthews, a Notary Public in and for said County and State, the within named William Joseph Cooper et ux Mary Margaret Kemp Cooper

the bargainor, 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 2nd day of August 1973

Commission expires 8-30-75

Dixie Lee Matthews
Notary Public
Dixie Lee Matthews

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
WILLIAM JOSEPH COOPER et ux

TO
CALVIN J. STURGIS, SR. et ux

C 18072

IDENTIF. REFERENCE

AUG 3 10 47 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-73	CONV	14,500.00			
AUG-73	S'TAX		A*	37.70	
AUG-73	PR'FEE		A*	.50	
AUG-73	W'DEED		A*	4.00	* 42.20

Leon Sharber
Attorney-at-Law
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