WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Cooper (NAME:)	Same (NAME:)	84-0-10
3809 Hilltop Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-0-4-1
Nashville, TN 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	15DA-49110 15DA-49097

For and in Consideration of the sum of TEN AND 00/100 (10.00) ---------

---------- *DOLLARS*

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, EDWIN W. COOPER,

APR 17 75	CONV	24,000.00			
APR 17 75	S'TAX		A*	62.40	
APR 17 75	PR'FEE		A*	.50	
APR 17 75	W'DEED		A*	10.00	* 72.90

have bargained and sold, and by these presents do transfer and convey unto the said JAMES L. COOPER, his

heirs and assigns, ~~a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:~~ my one-third (1/3) undivided interest in and to three tracts of land in the 15th (at times referred to in prior instruments as the 115th), formerly the 18th, Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. I:
Described partly according to a survey made by Geo. W. Watkins, Surveyor, October 13, 1961, as follows:
BEGINNING at a stake on the easterly margin of Brittany Drive at the northwest corner of Lot No. 5 on the Plan of Eastland Acres, Section Seven, as of record in Book 2330, page 6, Register's Office for said County; thence, with the easterly margin of said Drive, north 29° 41' east 96.86 feet to an iron pipe at the southwest corner of the property conveyed to Lillard Bozman and wife by deed from W. P. Cooper, et al, of record in Book 2745, page 25, and corrected in Book 3131, page 310, said Register's Office; thence, with said Bozman's southern boundary line, south 67° 50' east 280 feet to an iron pipe at said Bozman's southeast corner; thence, with said Bozman's eastern boundary line, north 28° 15' east 180 feet to an iron pin at said Bozman's northeast corner; thence, with said Bozman's northern boundary line, north 67° 35' west 10 feet to a monument at the southeast corner of Lot No. 221 on the Plan of Eastland Acres,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24000.00

Subscribed and sworn to before me, this the 16th day of April, 19 75

Affiant

My commission expires 9-29-77 (Affix Seal)

Notary Public

DAVIDSON

Section Five, of record in Book 2330, page 84, said Register's Office; thence, with the easterly line of Lots Nos. 221, 222 and 223, north 12° 35' east 366.76 feet to a stake at the southwest corner of the property conveyed to William C. Moore and wife by deed from W. P. Cooper, et al, of record in Book 3225, page 284, said Register's Office; thence, with said Moore's southern boundary line, south 87° 18' east 1194.41 feet to a stake at said Moore's southeast corner; thence, with said Moore's eastern boundary line, north 3° 13' east 409.81 feet to a stake at said Moore's northeast corner; thence, with said Moore's northern boundary line, north 87° 18' west 154.18 feet to the beginning of a curve having a radius of 1165 feet; thence, continuing with said Moore's northern boundary line around said curve, 180.62 feet and south 83° 47' west 302.44 feet to the southeast corner of the property conveyed to John W. Yunker and wife by deed from W. P. Cooper, et al, of record in Book 3218, page 48, said Register's Office; thence, with said Yunker's eastern boundary line, north 6° 13' west 312.98 feet to an iron pin at said Yunker's northeast corner; thence south 87° 26' east 1243 feet to an iron pin; thence, with a fence, north 2° 30' east 1564 feet and south 88° 30' east 2381 feet to a point in the western boundary line of the property conveyed to the United States of America by deed from W. P. Cooper, et al, of record in Book 2271, page 411, said Register's Office; thence, with said western boundary line, southwestwardly 4521 feet; thence north 76° 26' west 2535 feet to the beginning, containing 199.51 acres, more or less.

TRACT NO. II:
The fee underlying the flowage easement conveyed to the United States of America by warranty deed of Flowage Easement from W. P. Cooper and others, of record in Book 2271, page 411, Register's Office for said County, which instrument contains the following description:

A tract of land lying entirely below the 393.5 foot contour line, above mean sea level, situate on the right descending bank of the Cumberland River, in the 11th (formerly 18th) Civil District of Davidson County, Tennessee, and bounded substantially as follows:

BEGINNING at a point where the 393.5 foot contour line crosses the dividing line between the lands now or formerly of Clarence L. Barrick, et ux, and the lands of the subject owner, said point being south 88° 00' east 2,730.0 feet, more or less, from the most southerly corner of the lands of said Barrick; thence, leaving said contour line and along said Barrick line, south 88° 00' east 30 feet to a point in the ordinary high water line of the Cumberland River; thence, southerly and downstream, following the meanderings of said water line, a distance of 5,030 feet, more or less, to a point in the line of the lands now or formerly of Clark and Leona Sanders Gower; thence, leaving said water line and along said Gower line, north 52° 30' west 30 feet to a point where the 393.5 foot contour line crosses the dividing line between the lands of said Gower and the lands of the subject owner;

thence, leaving said Gower line, severing the lands of the subject owner and following the 393.5 foot contour line as it meanders generally north 43° 00' east 50 feet, north 35° 00' east 540 feet, north 36° 00' east 150 feet, north 33° 00' east 245 feet, north 24° 30' east 360 feet, north 37° 30' east 330 feet, north 23° 00' east 930 feet, north 33° 00' east 1,320 feet, north 45° 30' east 205 feet, north 27° 30' east 260 feet and north 40° 00' east 610 feet to the point of beginning, containing three and forty-six hundredths (3.46) acres, more or less.

TRACT NO. III:
BEGINNING in the southeasterly margin of Eastland Avenue at a concrete monument marking the northermost corner of the subdivision known as Eastland Acres, Section Five, as it appears of record in Book 2330, page 84, Register's Office for said County; thence, with the northeasterlymost boundary line of said subdivision, south 45° 20' east 212 feet to a concrete monument which marks the most easterly northern corner of said subdivision; thence, with the easterly boundary line of said subdivision, south 44° 23' west 198.8 feet to a concrete monument, south 21° 34' west 123.9 feet to a concrete monument, and south 12° 39' west 53.14 feet to a stake; thence, leaving said subdivision, south 87° 18' east 1,194.41 feet to a stake; thence north 3° 13' east 409.81 feet to a stake; thence north 87° 18' west 154.18 feet to the beginning of a curve with a radius of 1,165 feet; thence westwardly along said curve, 180.62 feet to the end of the curve; thence south 83° 47' west 302.44 feet to the southeasterly corner of the property conveyed to John W. Yunker by deed of record in Book 3218, page 48, said Register's Office; thence, with Yunker's line, south 83° 47' west 199 feet to the beginning of a curve with a radius of 175.8 feet; thence, with said curve, westwardly and northwestwardly 155.72 feet to the end of said curve; thence, continuing with Yunker's line, north 45° 20' west 191.78 feet to the beginning of a curve with a radius of 25 feet; thence, around said curve in a northwesterly and northerly direction, 37.16 feet to a point in the southeasterly margin of Eastland Avenue; thence with the same, southwestwardly 82.98 feet to the beginning, containing 9.66 acres, more or less.

Said one-third undivided interest in Tracts Nos. I and II was conveyed to E. W. Cooper by instrument dated April 23, 1956, and recorded in Book 2536, page 265, Register's Office for said County, and by will of Vaughn W. Cooper, deceased, of record in Will Book 69, page 269, County Court for said County; and said one-third undivided interest in Tract No. III being conveyed to W. E. Cooper, W. P. Cooper, and Ann Cooper Frost by Substitute Trustee's Deed from L. S. Williams, Substitute Trustee, of record in Book 4141, page 283, said Register's Office.

Tract No. II is subject to easement of record in Book 2271, page 411, said Register's Office; and Tract No. III is subject to easements of record in Book 3430, page 166, and Book 3435, page 92, said Register's Office; to restrictions of record in Book 3225, page 284, and Book 3645, page 113, said Register's Office; and to dedication of 60 feet for roadway, of record in Book 3675, page 428, said Register's Office.

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unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest *thereto belonging to the said* JAMES L. COOPER, his ..... *heirs and assigns, forever.*

And I *do covenant with the said* James L. Cooper ..... *that* I am said one-third interest in *lawfully seized and possessed of* said land in *fee simple; have a good right to convey it, and the same is unencumbered.*

the one-third undivided interest in

And I *do further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* James L. Cooper, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *day of* April, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
8th Floor, Home Federal Tower
230 Fourth Avenue, North
Nashville, Tennessee 37219

Edwin W. Cooper

James L. Cooper
Witness to signature

Mail 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dove Payne, a Notary Public in and for said County and State, the within named Edwin W. Cooper,

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 1975.

Dove Payne Notary Public.

Commission Expires Nov. 15, 1977

DAVIDSON COUNTY PUBLIC

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

4558 IDENTIFICATION REFERENCE APR 17 8 24 AM '75 FELIX A. TODD REGISTER DAVIDSON COUNTY, TENN.