BOOK 4935 PAGE 259 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

James L Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF February 1976

Notary Public

MY COMMISSION EXPIRES: February 2, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John I. Harris, Jr., Attorney, 3805 Gallatin Road, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Cooper, et ux (NAME)	James L. Cooper, et ux (NAME)	61-12
1205 Eastdale Avenue (STREET ADDRESS OR ROUTE NUMBER)	1205 Eastdale Avenue (STREET ADDRESS)	Parcel 7
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

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, I, L. M. Henshaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Cooper and wife, Mable L. Cooper

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 Lots 12, 13 and the east one-half of 14, Block "F", on the Map of Jackson Park, Section 2, as of record in Book 843, page 21, Register's Office for said County.

Said Lots and part of lot adjoining and front together 150 feet on the northerly side of Eastdale Avenue and run back between lines, 149 feet, 10 inches, on the east line of Lot 12, and 200 feet 2 1/2 inches, more or less, on the west line of said part of Lot 14, to a dead line in the rear, measuring 135 feet thereon.

Being the same property conveyed to L. M. Henshaw and wife, Hattie K. Henshaw, by deed from Charles Phillips and wife, Gladys Phillips, of record in Book 2090, page 149, Register's Office for Davidson County, Tennessee. The said Hattie K. Henshaw having since died on November 23, 1974.

Elizabeth F. Henshaw joins in the execution of this conveyance for the purposes of conveying her marital interests or any other interests she might have in the subject property.

This is { } unimproved { X } improved property, known as 1205 Eastdale Avenue, Nashville, Tennessee
(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 hand s this 6th day of February, 1976

L. M. Henshaw

Elizabeth F. Henshaw

5882 PG 500

BOOK 4995 PAGE 260

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lamar H. Prentice, a Notary Public in and for said County and State, the within named L. M. Henshaw and wife, Elizabeth F. Henshaw

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 6 day of February, 19 76

Commission expires 5 January 1980

Lamar H. Prentice
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
L. M. Henshaw

TO
James L. Cooper, et ux

D 35320

IDENTIFICATION REFERENCE

FEB 9 11 56 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-9%	CONV	43,000.00			
FEB-9% S'TAX			B*	111.80	
FEB-9% PR'FEE			B*	.50	
FEB--9%	W'DEED		B*	4.00	* 116.30