BOOK 5115 PAGE 526

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Cheryln W. Rader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 77

Mary Ann J. Hawks
Notary Public

MY COMMISSION EXPIRES: 9-12-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald H. Rader, et ux	SAME	GO-290
(NAME)	(NAME)	
P.O. Box 861		MAP 25-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 24
Goodlettsville, Tn. 37072		
(CITY) (STATE) (P. O. ZIP)	(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, Juanita Watts, Executrix of the estate of Bernadine Presley Cooper (Johnson), deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald H. Rader and wife, Cheryln W. Rader,

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:

LAND in Davidson County, Tennessee, being Lot 12 of Clark Place, Section 2, of record in Book 2083, Page 64, Register's Office Davidson County, Tennessee.
LOT NO. 12 which fronts 106.0 feet on the southeasterly margin of Dickerson Road and extends back between parallel lines 260.0 feet to a dead line in the rear on which it measures 106.0 feet.
BEING the same property conveyed to Homer C. Cooper et ux, Bernadine P. Cooper, by deed from James Thomas Hamner, Jr., et ux, of record in Book 4187, Page 16, Register's Office Davidson County, Tennessee. Said parties having since died and property being vested in the devisees of Bernadine Presley Cooper Johnson, deceased.

This is unimproved ( ) improved (XX) property, known as 712 South Dickerson Road, Goodlettsville, Tennessee 37072
(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 my hand this 11th day of February, 1977

Juanita Watts
JUANITA WATTS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita Watts, Executrix of the estate of Bernadine Presley Cooper (Johnson), deceased,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of February, 19[illegible].

Commission expires 9-12-78

Mary Ann Burley
Notary Public

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
Juanita Watts, Executrix

TO
Gerald H. Rader, et ux

D 8 9 5 7 2

IDENTIF. REFERENCE

FEB 16 8 49 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 16 77	CONV	21,000.00			
FEB 16 77	S'TAX		B*	54.60	
FEB 16 77	PR'FEE		B*	.50	
FEB 16 77	W'DEED		B*	4.00	* 59.10