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BOOK 5397 PAGE 947 FORM NO. V

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3000.00

Jay C Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1978

Barry B. Brooks
Notary Public

MY COMMISSION EXPIRES: Sept. 4, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAY EVANS, ATTORNEY, 327 Union St., Nashville, Tenn. 37219
NAME ADDRESS Tel. 255-6661

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAY EVANS (NAME)	Same (NAME) Tract 1	73-9
End of Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tenn. 37216 (CITY) (STATE) (ZIP) (STREET ADDRESS) Tract 2	Parcel 65-Orig. No. 49980 Map 73, P 9 Parcel 67, Orig-No. 49990
(CITY) (STATE) (P. O. 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, J. T. Murphree and J. M. Hewitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay C. Evans

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:

Two tracts of land in the 15th, formerly the 11th Civil District of Davidson County, Tennessee, as follows:

First Tract: Being part of Lot No. 1 in the Division of Lot No. 5, (the Adison Cooper lands) on the plan of the Riverwood Estate of W. F. Cooper, deceased, and of record in Plan Book 2, page 133, of the Chancery Court of Nashville, said division not being of record, described according to the survey made by Cantrell, Connell & Morrison, Engineers, March 1959, as follows:

Beginning at the S. W. Margin of Cooper Lane at the northwest corner of the property conveyed to the City of Nashville, acting by and through the Electric Power Board of said city, by deed from Donald Mayberry and Earl Mayberry, of record in Book 2202, page 335, of Register's Office for said County, then westerly with line of said city property, south 30°, west 103.07 feet to a concrete monument, at the southwest corner of said city property; thence north 37° 32' west 200 feet; thence northeasterwardly 110 feet, more or less, to the southwesterly margin of Cooper Lane, thence with said lane southeastwardly 23.94 feet to a fence post, and continuing with the southwestwardly margin of said lane, south 37° 19' east 176.06 feet, in all 200 feet to the beginning.

Second Tract: Being part of Lot No. 1 in the subdivision of Lot 5 (the Addison Cooper lands) on the plan of the Riverwood Estate of W. F. Cooper, deceased, as of record in Plan Book 2, page 133, of the Chancery Court at Nashville, said division not being of record, described according to a survey made by Cantrell, Connell & Morrison, Engineers, March 1959, as follows:

Beginning on the southwesterly margin of Cooper Lane at the northeast corner of the property conveyed to the City of Nashville acting by and through the Electric Power Board of said city by deed from Donald Mayberry and Earl Mayberry, of record in Book 2202, page 335, Register's Office of said County, thence with the southwesterly margin of said Cooper Lane on a curve with a radius of 425 feet southeastwardly 190.5 feet to an iron pin, thence south 45° 50' west 160.9 to an iron pin, thence north 27° 32' west 164 feet to a concrete monument, the southeast corner of said city property; north 31° east 105.29 feet to the beginning.

This conveyance is made subject to an easement for a water main in the Deed of record in Book 1020, page 73, of said Register's Office.

Being the same property conveyed by J. O. Mayberry, and wife, Ina Mayberry, to J. M. Hewett, and J. T. Murphree, as of record in Book 2905, page 152 of the Register's Office in Davidson County, Tennessee. The second tract being also the property conveyed by Daniel Patterson, and wife, Opal Patterson, to J. M. Hewitt and J. T. Murphree, as of record in Book 3102, page 394, of the Register's Office of Davidson County, Tennessee.

The second tract, more accurately described on Map 73-9 as parcel 67 of said Register's Office, the easterly line being 184.1 feet instead of 160.9 feet, and the southwesterly line being 244 feet instead of 164 feet.

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unimproved (X)
This is improved ( ) property, known as Cooper Lane, Nashville, Tennessee 37216
(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 15th day of March, 19 74

T Murphree

J. M. Hewitt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named J. T. Murphree, and J. M. Hewitt

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 15 day of March 1974

Commission expires 5-25-75

Robert E. Burkart
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 J. T. MURPHREE, and J. M. HEWITT

TO JAY C. EVANS

F I 5353

IDENTIF. REFERENCE

FEB 23 9 17 AM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.