This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5478 PAGE 298

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Jean Luter	Mortgage Corporation of the South	72-14-194
(NAME)	(NAME)	
1403 Douglas Avenue	P. O. Box 10726	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Birmingham, Alabama 35202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Mary Jean Luter and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Mattie Ingram Cooley and husband, George V. Cooley

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Jean Luter

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 7 on the Map of the Re-Subdivision by Looney of Lots Nos. 38 and part of 39 in H. M. Doak's Subdivision, as of record in Book 843, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 60 feet on the north side of Douglas Avenue and runs back between parallel lines 150 feet to the south line of Lot No. 5.

Being the same property conveyed to Mattie Ingram Cooley by deed from Samuel Julian Pride and wife, Anne Marie Pride of record in Book 1336, page 35, said Register's Office.

This conveyance is subject to an easement for constructing and maintaining sanitary sewers was granted city of Nashville of record in Book 1639, page 471, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,800.00

Subscribed and sworn to before me, this the 2nd day of August 19 79

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. Moran

unimproved ( )
This is improved (X) property, known as 1403 Douglas Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mattie Ingram Cooley
Mattie Ingram Cooley

George V. Cooley
George V. Cooley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Mattie Ingram Cooley and husband, George V. Cooley

the within named 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* 2nd *day of* August, *19* 79

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
~~NASHVILLE, TENN. 37238~~

WARRANTY DEED 236857

FROM

Mattie Ingram Cooley and husband, George V. Cooley

TO

Mary Jean Luter

F. 4 4 6 9 9

IDENTIF. REFERENCE

AUG 7 2 58 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5478 PAGE 300

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			27800.00- CO	
			72.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.78-
2264	08/07/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 4 6 9 9.

IDENTIF. REFERENCE

AUG 7 2 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702828