Form No. WD-1

BOOK 5518 PAGE 976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$50,900.00 Michael E. Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 19 79

Notary Public

MY COMMISSION EXPIRES: 2/5/83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Cooper (NAME)	Mercantile Mortgage Company (NAME)	MAP 147-8
4828 Hopedale (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	PARCEL 45
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	FB #5DU-4862

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, Sandra E. Rucker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Cooper and wife, Shelley E. 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:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Beverly Heights Subdivision, Section Two, as of record in Book 2331, page 42, said Register's Office.

SAID Lot No. 54 fronts 90 feet on the easterly margin of Hopedale Drive and runs back between lines 203.5 feet on the northwesterly line and 202.2 feet on the southeasterly line to a dead line on the rear, measuring 53.3 feet thereon.

THE above described property was conveyed to James J. Rucker, III and wife, Sandra E. Rucker, by deed from Richard C. Bartley and wife, Darlene C. Bartley of record in Book 5012, page 50, said Register's Office, the said James J. Rucker, III and Sandra E. Rucker having since divorced, final decree of record in Minute Book 146-B, page 1142, First Circuit Court for Davidson County, Tennessee, a certified copy of said decree being of record in Book 5409, page 898, said Register's Office, which vests title in Sandra E. Rucker.

THIS conveyance is subject to a 10-foot utility easement, a 30-foot building setback line from Hopedale Drive and an Owner's Certificate of record in Book 2331, page 42, said Register's Office; restrictive covenants of record in Book 2440, page 199, said Register's Office.

1979 taxes are prorated and paid by the sellers.

This is unimproved ( ) improved (XX) property, known as 4828 Hopedale, 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 my hand this 19th day of October, 19 79

Sandra E. Rucker

STATE OF TENNESSEE
Davidson County

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

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 Nashville, Tennessee, this 19th day of October 19 79.

Commission expires 2/5/83

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
237283

WARRANTY DEED

FROM
Sandra E. Rucker

TO
Michael E. Cooper et ux

Shelley E. Cooper

F. 5. 9 4 1 8

IDENTIF. REFERENCE

OCT 24 2 03 PM '79

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

615 10/24 138.84 - CHECK

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5518 PAGE 978

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50900.00- CO	
			132.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 138.84-	
08I5A10/24/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.59416

T
IDENTIF. REFERENCE

Oct 24 2 03 PM '79

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

No. 720845