THIS INSTRUMENT WAS PREPARED BY
MARTIN & DELOACH
NASHVILLE, TENNESSEE 37
BY: Carol Carlton

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey L. Cooper, Jr., et ux.	Same	133-2
(NAME:)	(NAME:)	Par 265 Tr
304 McCall Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventeen Thousand One Hundred and Fifty ($17,150.00)---------- *DOLLARS*

Cash in hand paid by Aubrey L. Cooper, Jr., and wife, Mary E. Cooper, the receipt of which is hereby acknowledged,

I, Ruth B. Tindall Baird *have bargained and sold, and by these presents do transfer and convey unto the said* Aubrey L. Cooper, Jr., and wife, Mary E. Cooper their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two certain lots with improvements thereon, situated in the city of Nashville, Davidson County, Tennessee, and described as follows: "LOT # 14 on the map of Nolen Heights, as of record in Book No. 332, page 122 Register's Office of Davidson County, Tennessee. Said Lot No. 14 fronts 50 feet on the northerly side of Chilton Street and runs back between parallel lines with the westerly margin of Waller Avenue 160 feet to an alley."
"LOT # 15 on the plan of Nolen Heights, as of record in Book No. 332, page 122 Register's Office of Davidson County, Tennessee. Said Lot No. 15 fronts 50 feet on the northerly side of Chilton Street and runs back between parallel lines 160 feet to an alley."

Being the same property conveyed to Malinda Byrd and Ruth Byrd Tindall by J. H. Reed and wife, by deed dated February 1, 1928, and of record in Book 754, page 203, Register's Office, Davidson County, Tennessee, the undivided interest of Malinda Byrd having been conveyed to Ruth Byrd Tindall by deed of Malinda Byrd Stevens (formerly Malinda Byrd) by deed dated April 19, 1950 and of record in Book 2025, page 254, said Register's Office.

Ruth Byrd Tindall married Dennis Baird on October 4, 1969. Dennis Baird claims no interest in the above-described property and joins herein solely for the purpose of transferring, conveying and releasing any rights he might have in such property as husband of Ruth B. Tindall Baird.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,150.00

Affiant

Subscribed and sworn to before me, this the 12th day of February 1990

Notary Public

My commission expires: (Affix Seal)

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~~unimproved~~ ( ) This is improved (X) property, known as 203 Chilton Street (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Aubrey L. Cooper, Jr., and wife, Mary E. Cooper, their *heirs and assigns, forever.*

And Ruth B. Tindall Baird does covenant with the said Aubrey L. Cooper, Jr. and wife Mary E. Cooper ~~do covenant with the said~~ *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by taxes for the year 1977 which the grantees assume and agree to pay.

And Ruth B. Tindall Baird does ~~do~~ *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Aubrey L. Cooper, Jr. and wife Mary E. Cooper, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10th *day of* May, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruth B. Tindall Baird
Ruth B. Tindall Baird

Dennis Baird
Dennis Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. June Pulliam, *a Notary Public in and for said County and State, the within named* Ruth B. Tindall Baird (formerly Ruth Byrd Tindall) and her husband, Dennis Baird

the bargainor, S, 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* 10th *day of* May, *19* 77.

Mrs June Pulliam, *Notary Public.*

Commission Expires April 28, 1981

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

2958 02/15 56.96- CHECK

F 76648

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IDENTIF. REFERENCE

FEB 15 10 45 AM '80

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

PAID

WARRANTY DEED

FROM

RUTH B. TINDALL BAIRD, ET VIR

TO

AUBREY L. COOPER, JR., ET UX.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			17150.00-	CO
			44.46	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	56.96-
2958A02/15/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76648

IDENTIF. REFERENCE

FEB 15 10 45 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 742261