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

# WARRANTY DEED

BOOK 5649 PAGE 397

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kent M. Cooper and wife, Patricia Cooper | First Tennessee Bank N. A. Memphis | 131-3-40 |
| 1803 Warfield Drive (NAME) | P. O. Box 474 (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | Memphis, Tennessee 38101 | |
| (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 Kent M. Cooper and wife, Patricia Cooper and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Wesley R. Howe

*have this day bargained and sold, and do hereby transfer and convey unto the said* Kent M. Cooper and wife, Patricia Cooper *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County.

Said Lot No. 42 fronts 70 feet on the south side of Warfield Drive and runs back between parallel lines, 236.5 feet to a dead line.

Being the same property conveyed to Wesley R. Howe by deed from Property Investments, Inc., a Tennessee corporation, of record in Book 5251, page 239, Register's Office for said County.

This conveyance is subject to the recorded plan of record in Book 1130, page 102, Register's Office for said County, shows a 50-foot setback line from Warfield Drive and a 10-foot easement along the rear of the lot for public utilities.

I, Gwendolyn Howe, wife of Wesley R. Howe, do hereby join in the execution of this instrument in order to convey any marital rights I have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me, this the 5th day of September 80

My commission expires: 7-22-81 (Affix Seal)

x Kent M. Cooper
Affiant

Mary P. Whitworth
Notary Public

This is improved (XX) unimproved ( ) property, known as 1803 Warfield Drive, Nashville, Tennessee 37215 (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 1980 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* 5th *day of* September *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wesley R. Howe

Gwendolyn Howe

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary P. Whitworth, *a Notary Public in and for said County and State,* Wesley R. Howe and wife, Gwendolyn Howe

*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* 5th *day of* September, *19*80

Mary P. Whitworth *Notary Public*

*Commission expires* 7-22-81

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 ...*

G.O.7.1.42

IDENTIF. REFERENCE

SEP 10 2 36 PM '80

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

1411

## WARRANTY DEED

FROM

Wesley R. Howe

TO

Kent M. Cooper and wife,
Patricia Cooper

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

23763

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____ BOOK 5649 PAGE 399 _____

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 |
|---|---|---|---|---|
| | | | 57000.00- CO | |
| | | | 148.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 154.70- | |
| | | | 1411A09/10/80 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 7-1-4 2

IDENTIF. REFERENCE T

SEP 10 2 36 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 779304