mail

SEND TAX BILLS:
Lomas & Nettleton Company
P.O. Box 1056
Virginia Beach, Va. 23451
New Owner:
Elizabeth A. Davis
507 Kathy Drive
Goodlettsville, Tn.
37072

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map 33-12
Parcel 64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JAMES B. COOPER AND WIFE, NEOLINA L. COOPER, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto ELIZABETH A. DAVIS, hereinafter called the GRANTEE, her heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 210 on the Plan of Section I, Gatewood, as of record in Book 3300, Pages 47 and 52, both inclusive, Register's Office for said County.

Said Lot No. 210 fronts 87.6 feet on the southeasterly side of Kathy Avenue, and extends back 151.5 feet on the northeasterly line and 152.8 feet on the southwesterly line, to a dead line in the rear on which it measures 83.9 feet.

Being the same property conveyed to James B. Cooper and wife, Neolina L. Cooper by deed from Jones Lumber Company, Incorporated, of record in Book 4095, Page 704, Register's Office for Davidson County, Tennessee.
Subject to all easements and restrictions of record.
As part of the consideration is the assumption of one certain trust deed dated 1-21-67 and filed for record 1-21-67 in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4095, Page 706, and note of even date thereby secured, in the original principal amount of $14,450.00 payable to Murphree Mortgage Co., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of James B. Cooper, et ux, under the terms of the instruments creating the loan to indemnify the Veterans Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and bind themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 30th day of JUne, 1981.

James B. Cooper
JAMES B. COOPER

Neolina L. Cooper
NEOLINA L. COOPER

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named JAMES B. COOPER AND WIFE, NEOLINA L. COOPER, the bargainor 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 Hendersonville Tennessee, this the 30 day of June, 1981.

Loretta P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $ 45,525.05.

Elizabeth Ann Davis
AFFIANT

Subscribed and sworn to before me, this the 30 day of June, 1981.

Loretta P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

FILED
JUN 30 9 31 AM '81
IDENTIFICATION REFERENCE

5 4 9 4 U 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5765 PAGE 24

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
			45525.05- CO	
			118.30 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 124.80-	
			45(4A07/02/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 9 U U 2

IDENTIF. REFERENCE

JUL 2 9 31 AM '81

No. 830543