WARRANTY DEED

BOOK 6035 PAGE 456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,497.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF April, 19 83

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DALLAS E. STERLING, et ux	OWNER	26-16
(NAME)	(NAME)	
211 Cumberland Hills		29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115		10D 43965
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES B. COOPER, SR. and wife, NEALINA L. COOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DALLAS E. STERLING and wife, CAROL L. STERLING

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:

Being Lot No. 61 on the Plan of Mansker Meadows, Section III, as of record in Book 2900, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 115 feet on the easterly side of Cumberland Hills Drive and runs back between lines 416.15 feet on the northerly line and 419.63 feet on the southerly line to a dead line, and measures 115.18 feet thereon.

Being the same property conveyed to James B. Cooper, Sr. and wife, Nealina L. Cooper, by deed from J. Milton Irvin, Conservator for the estate of Thelma Brown Denton, of record in Book 5936, page 704, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to J. Milton Irvin, Conservator, secured by a deed of trust of record in Book 5936, page 707, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 211 Cumberland Hills Drive, Madison, Tn. 37115
(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 our hands this 8th day of April, 1983

James B. Cooper, Sr.
JAMES B. COOPER, SR.

Nealina L. Cooper
NEALINA L. COOPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Cooper, Sr. and Nealina L. Cooper

the 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 Goodlettsville, Tennessee this 8th day of April, 19 83

Commission Expires October 19, 1986

James A. Berry
Notary Public.

STATE OF
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 upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose 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

H 41.22

IDENTIFICATION REFERENCE

APR 12 8 56 AM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

72497.05- CO
166.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 195.00-
9485A04/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 1:2 3:2

T IDENTIF. REFERENCE

APR 12 8 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 941237