ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Maxie E. Braden	Same	59-16-155
(NAME)	(NAME)	59-16-154
llAvalon Drive		70-4-79
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13 DA-23485
Nashville, Tennessee		13 DA-23480
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	13 DA-23475

WARRANTY DEED

BOOK 6122 PAGE 899

For and in consideration of the sum of TEN (10.00) DOLLARS

Cash in hand paid by the hereinafter named Grantee and other good and valuable consideration the receipt of which is hereby acknowledged.

We, Zelma B. Jackson Cooper and Husband Aulie E. Cooper

have bargained and sold, and by these presents do transfer and convey unto the said Maxie E. Braden

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: Being in the 12th Civil District of Davidson County, Tennessee, and being 2-50-foot lots 45 and 44 on an unrecorded plan of Hickory Heights, this being a resubdivison of Lots C and D of Dewey Heights, recorded in Book 161, Page 94, Register's Office for Davidson County, Tennessee, and Lots 45 and 44 described accordings to a copy of a survey made May 22, 1948, by Z. J. Wilkinson, as follows:

BEGINNING at a point on the Eastern margin of Avelon Drive and North of Lot 46 and running thence 150 feet easterly along the North margin of Lot 46 to the common corner of Lots 1 and 46; thence running 100 feet northwardly along the line between lots 1, 2, 45 and 44 to the common corner of Lots 43 and 44; thence running150 feet Westerly along Lots 44 and 43 to the easterly margin of Avelon Drive, thence 100 feet south along the easterly margin of Avelon Drive, to the point of beginning

Being the same property conveyed unto Richard Jackson and wife, Zelda Jackson by deed from R. M. Holley, J. C. Griffin, and W. H. Tadlock, of record in Book 4098, Page 258, Register's Office for Davidson County, Tennessee, the said Richard Jackson having since died.

TRACT NOT. 2: Being in the 12th Civil District of said County, and being Lot 46 on an unrecorded Plan of Hickory Heights, this being a resubdivision of Lots C and D of Dewey Heights, recorded in Book 161, Page 94, Register's Office for Davidson County, Tennessee, and Lot 46 described according to a copy of a survey made May 22, 1948, by Z. J. Wilkinson, as Follows: (See Attachment A)

This is improved (X) unimproved ( ) property, known as 11 Avalon Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 15th day of August, 1973.

Zelma B. Jackson Cooper

Aulie E. Cooper

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6122 PG. $00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zelma B. Jackson Cooper and Husband Aulie E. Cooper

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 15th day of AUGUST, 19 83.

My commission expires 4/19/87 Notary Public Larry Bernard Pruett

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Maxie E. Braden

Sworn to and subscribed before me
this 15th day of AUGUST, 19 83.

My commission expires 4/19/87 Notary Public Larry Bernard Pruett

Name	Address
Mail MANSON, JACKSON & ASSOCIATES	This instrument was prepared by: 939 Jefferson St., Suite 200, Nashville, Tennessee 37208

WARRANTY DEED

FROM

Zelma B. Jackson Cooper

and husband Aulie E. Cooper

TO

Maxie E. Braden

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

ATTACHMENT A

BEGINNING at a point on the eastern margin of Avalon Drive and the north margin of Chris Street and running thence 152.7 feet eastwardly along the north margin of Chris Street to the common corners of Lots 1 and 46; thence running 34.5 feet northwardly along the line between Lots 1 and 46 to the common corners of Lots 45 and 46 and running thence 150 feet westwardly alon the line between Lots 45 and 46 to the east margin of Avalon Drive, this point being 1,172 feet south of the north boundary of said Hickory Heights Subdivision, thence 63 feet southwardly along the east margin of Avalon Drive, to the point of beginning.

Being the same property conveyed unto Richard Lee Jackson and wife, Zelma Jackson by deed from William C. Greer, Jr. and wife, Louise Greer, of record in Book 2737, Page 31, Register's Office for Davidson County, Tennessee, the said Richard Lee Jackson having since died.

The said Zelda Jackson and Zelma Jackson are one and the same person.

H.G. 9 4 2 3

IDENTIF. REFERENCE

AUG 25 11 48 AM '83

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 6122 PAGE 902

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
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	113.50-
2483A	08/25/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.S 4 2 3

IDENTIF. REFERENCE

AUG 25 11 48 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 973928