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#84-6-46
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00.

Beatrice Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 19 84.

Notary Public

MY COMMISSION EXPIRES: 2-19-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES M. COOPER, ETUX	"OWNERS"	MAP 83-1
(NAME)	(NAME)	
1403 East Sharpe Avenue		PARCEL 344
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206		#27W-22700
(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, MAUDIE L. GREEN and DORIS JEAN ALLEN, (Maudie L. Green being a widow)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES M. COOPER and wife, CAROLYN T. COOPER,

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:

LAND in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the Martha Martin Lands, of record in Book 161, Page 101, described according to a survey made by Ralph W. C. Lambert, Surveyor, May 3, 1952, as follows, to-wit:

BEGINNING on the northerly margin of Sharpe Avenue at a point 113 feet East of the Easterly margin of North 14th Street; thence, with said Avenue eastwardly 81 feet to the Southwest corner of the property conveyed to Roy C. Johnson and wife, by Deed from Norma Beasley Reed Wilburn and husband, of record in Book 2105, Page 509, said Register's Office; thence, with the westerly line of said Johnson's property northwardly 176.25 feet to the southerly margin of Roberts Avenue; thence, with said Avenue westwardly 81 feet to a point 97.5 feet East of the easterly margin of North 14th Street; thence, southwardly 176.5 feet to the beginning.

BEING the same property conveyed to Maudie L. Green and Doris Jean Allen, by Deed from Caesar E. Urrutia, Trustee, of record in Book 4052, Page 949, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

REYNOLDS L. Allen, husband of the above named Doris Jean Allen, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

CHECK

This is unimproved ( ) improved (XX) property, known as 1403 East Sharpe Avenue, (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (Postal Zip)

682 11:07/03 91.00-

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 3rd day of July, 1984

x Reynolds L Allen
REYNOLDS L. ALLEN

x Maudie L Green
MAUDIE L. GREEN, unmarried

x Doris Jean Allen
DORIS JEAN ALLEN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MAUDIE L. GREEN and DORIS JEAN ALLEN and husband, REYNOLDS L. ALLEN,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 1984.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
MAUDIE L. GREEN and
DORIS JEAN ALLEN,

TO
CHARLES M. COOPER and wife,
CAROLYN T. COOPER

133917

IDENTIF. REFERENCE

JUL 3 4 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

32500.00- CAMT.
84.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 91.00-
0682A07/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 9 1 7.

IDENTIF. REFERENCE

JUL 3 4 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0049832