#3611

6438

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
Suite C-11, The Paddock
229 Ward Circle
Brentwood, Tennessee 37027

BOOK 6451 PAGE 212

(solely upon the information furnished by the parties hereto)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Barry Cooper (NAME)	New Owner (NAME)	Map 61
537 Ben Allen Road (STREET ADDRESS OR ROUTE NUMBER)	1622 Union Hill Road (STREET ADDRESS)	Parcel 45
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Goodlettesville, TN 37072 (CITY) (STATE) (ZIP)	Field Book 12DZ 08870

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, LARRY W. MIDGETT ROBERTS and wife LAURA M. CARDEN ROBERTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES BARRY COOPER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, described as follows:

Beginning in the easterly margin of Ben Allen Road 787 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision, as of record in Book 547, page 103, Register's Office for said County, thence running North 17 deg. 45 min. West 50 feet; thence North 72 deg. 15 min. East 400 feet; thence, South 17 deg. 45 min. East 50 feet; thence South 72 deg. 15 min. West 400 feet to the beginning.

Being the same property conveyed to Larry W. Midgett and Laura M. Carden by deed from Michael W. Hornsby and wife, Betty F. Hornsby of record in Book 5962, page 206, Register's Office for Davidson County, Tennessee. The said Larry W. Midgett and Laura M. Carden being one and the same as Larry W. Midgett now Roberts and wife, Laura M. Carden now Roberts.

Laura M. Carden Roberts and Laura C. Roberts are one and the same person.

As part of the consideration for this transfer, the grantee herein assumes and agrees to pay the principal balance now due, plus future interest on a certain note dated August 16, 1979, in the original principal sum of $21,000.00, payable to Molton, Allen & Williams, Incorporated in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5484, page 607, said Register's Office.

1:70935

IDENTIF. REFERENCE

DEC 18 1 29 PM '84

REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 537 Ben Allen Road Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of December, 1984

12/14/84

Larry W. Midgett Roberts by Laura C. Roberts — Laura M. Carden Roberts

LARRY W. MIDGETT ROBERTS — LAURA M. CARDEN ROBERTS

Attorney-in-Fact for the said Larry W. Midgett Roberts
by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURA M. CARDEN ROBERTS

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

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 1984.

My commission expires 1/20/85 Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 1984, before me personally appeared Laura M. Carden Roberts, to me known or proven to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Larry W. Midgett Roberts and acknowledged that she executed the same as the free act and deed of the said Larry W. Midgett Roberts.

Witness my hand and seal at office in Nashville, Tennessee this 14th day of December, 1984.

Notary Public

My commission expires: 1/20/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,193.65

Charles Barry Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 84

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

LARRY W. MIDGETT ROBERTS
and wife
LAURA M. CARDEN ROBERTS

TO

CHARLES BARRY COOPER

Please return to:
First Title & Escrow Company, Inc.
P.O. Box 928
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

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

26193.65- CAMT.
68.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 74.62-
6371A12/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 0 9 3 5

IDENTIF. REFERENCE

Dec 18 1 30 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94175