FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Nova G. Spear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 1985

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: April 19, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. BRUCE, Attorney at Law, 1610 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alton Thomas Cooper & Wife	SAME	73-8-13
Eleanor H. (NAME) Lemons	(NAME)	
2905 McGavock Pike		3DZ-43870
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		
(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~~ I, Nova G. Spear, Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alton Thomas Cooper & Wife, Eleanor H. Lemons

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 Lot No. 278 on the Plan of Sunset View, Section 4, Addition 1, as of record in Book 2854, page 1, Register's Office for said County.

Said Lot No. 278 fronts 120 feet on the southwesterly side of McGavock Pike and extends back between parallel lines 320 feet to a dead line.

Being the same property conveyed to Frank A. Spear and wife Nova Spear by deed from Freddie L. Greer and wife Eunice F. Greer of record in Book 3618, page 419, Register's Office for Davidson County, Tennessee. The said Frank A. Spear having since died.

1770330

IDENTIF. REFERENCE

JAN 16 9 05 AM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property, known as 2905 McGavock Pike (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37214 (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 my hand this 15th day of January, 1985

Nova G. Spear
Nova G. Spear

01/16/85-0247.00-ECK

3868

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named Nova G. Spear, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15 day of January 19 87

Commission expires April 19, 1987

William Bruce
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
Nova G. Spear, a widow

TO
Alton Thomas Cooper and Wife, Eleanor H. Lemons

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

92500.00- CAMT.
240.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 247.00-
3868A01/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 0 3 3

IDENTIF. REFERENCE

JAN 16 8 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101482