3696a

BK 36

WARRANTY DEED

BOOK 6500 PAGE 292

THIS INSTRUMENT PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDWARD G. TYLER	New Owner	Map 94-2
(NAME)	(NAME)	
1710 Eastside Avenue		Parcel 65
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206		FB# 23W-1905
(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, WILMA HALPIN COOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD G. TYLER and wife, SHARON E. TYLER

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, being Lot No. 133 on the Plan of United Electric Railways Addition to East Nashville, as of record in Plat Book 161, page 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Chester Halpin and wife, Wilma Halpin by deed from Frank O. Hudson of record in Book 4853, page 38, said Register's Office. The said Chester Halpin having since died and the said Wilma Halpin having remarried.

Johnny C. Cooper, husband of Wilma Halpin Cooper hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including any and all marital rights, which he may have in the subject property.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Buyer(s); (2) Easement of record in Book 2698, page 336; and (3) All matters appearing on the Plan of record in Plat Book 161, page 8, said Register's Office.

1:85 7:13

T IDENTIF. REFERENCE

FEB 27 2 01 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1710 Eastside Avenue, Nashville, Tennessee 37206

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 22nd day of February, 1985.

Wilma Halpin Cooper
WILMA HALPIN COOPER

Johnny C Cooper
JOHNNY C. COOPER

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILMA HALPIN COOPER and husband, JOHNNY C. COOPER

the bargainor s, 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 Brentwood, Tennessee, this 22nd day of February, 19 85.

My commission expires 1/10/89 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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 19 85.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

4372 02/27 53.30- CHECK

WARRANTY DEED

FROM WILMA HALPIN COOPER

TO EDWARD G. TYLER and wife, SHARON E. TYLER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6500 PAGE 294

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

18000.00- CAMT.
46.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 53.30-
4372A02/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 85 7 1 3

IDENTIF. REFERENCE

FEB 27 2 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111679