THIS IS A CORRECTIVE WARRANTY DEED

BOOK 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6790 PAGE 639

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 1984

Notary Public

MY COMMISSION EXPIRES 7-17-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James William Powers (NAME)	Same (NAME)	15DZ 00105
3510 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	072-06-0 243.00
Nashville, TN 32716 (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, Eddie V. Cooper and Virginia Cooper being the only heirs at law of Joseph B. Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James William Powers

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

Being Lot No. 3 and parts of Lots Nos. 2 and 33 and part of a 10-foot alley shown on the Plan of Kenmore Place, as of record in Book 332, page 32, Register's Office for said County, described as follows:

Beginning at a point in the Gallatin Pike, the common corner of Lots 1 and 2; thence with the line between said lots, easterly 205.75 feet, more or less, to the west line of the property formerly owned by Fred W. Schram; thence along Schram's westerly line, northerly 35 feet; thence easterly 40 feet to a point in the west line of the Smith property; thence northerly parallel to the east line of Lots 2 and 3, 105 feet to a point in an alley; thence westerly 195 feet to a point in the Gallatin Pike; thence with the margin of said Pike southwesterly 154 feet to the point of beginning. The description of the property conveyed by this instrument includes land within the bounds of the Gallatin Pike as widened, a small strip of a former alley in the rear approximately 10 feet deep and a small strip of approximately 10 feet deed of Lot No. 33 of the above Plan.

Being the same property conveyed to Joseph B. Cooper by quitclaim deed from Joseph B. Cooper and Elwyn O. Cooper of record in Book 4994, page 731, Register's Office for Davidson County, Tennessee. Joseph B. Cooper having since died.

The warranties herein contained shall not include any warranties as to the strip of land which lies within the bounds of Gallatin Pike, as widened, a former alley in the rear, and a strip of Lot 33 on the above plan.

This is improved (XX) unimproved ( ) property, known as 3102 and 3104 Gallatin Road (House Number) (Street) Nashville, TN 37216 (P O Address) (City or Town) (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 our hands this 9th day of November, 1984

Eddie V. Cooper

Virginia Cooper

[redacted]

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Eddie V. Cooper and Virginia Cooper

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 9th day of November, 1984

NOTARY PUBLIC

My commission expires:

7-12-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

WITNESS my hand and seal, at office in _____

this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Eddie V. Cooper and

Virginia Cooper

TO

James William Powers

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
FELIX E. ROSENTHAL, REGISTER

FEB 26 3 31 PM '86

IDENTIFICATION REFERENCE

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