WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 6808 PAGE 140

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Seth Cooper & wife, Suzanne N. Cooper (NAME)	SAME (NAME)	Part of Map 145-11; Parcels 19, 34 and 35
220 Carden Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (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, Thomas W. Schlater, Trustee, Thomas W. Schlater, an unmarried person, and David L. Crecraft and wife, Julia F. Crecraft

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Seth Cooper and wife, Suzanne N. 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 Lot No. 3 on the Plan of the Resubdivision of Lots 27 and 28 of Inns of Granny White and Crecraft Property, of record in Book 6250, page 841, Register's Office for said County, to which reference is hereby for a more complete description of said lot.

Being part of the same property conveyed to David L. Crecraft and wife, Julia F. Crecraft, as tenants by the entirety, by quitclaim deed from David B. Herbert, Trustee, of record in Book 5619, page 169, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Thomas W. Schlater, Trustee, by deeds from Dukes & Dukes, a Tennessee General Partnership composed of Glenn Dukes and Buddy Dukes, of record in Book 6585, page 647, and in Book 6585, page 650, said Register's Office.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 4025, page 341, Book 6566, page 473, and Book 6799, page 383, said Register's Office.

3. Utility line easement conveyed by deed from David L. Crecraft to Edward M. Yarbrough, dated January 2, 1981, of record in Book 5697, page 563, said Register's Office.

4. The Plan of record in Book 6250, page 841, said Register's Office.

5. A 20' foot strip located in the northeasterly corner of the property reserved for ingress and egress for reserved tract and a note indicating the maintenance of said ingress and egress to reserved tract to be the responsibility of the owner of said tract, and conditions of owner's certificate, as shown on plat of record in Book 3700, page 72, Register's Office for Davidson County, Tennessee.

unimproved XX

This is improved ( ) property, known as (House Number) (Street) (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 successors, assigns 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 17th day of March, 1986

Thomas W. Schlater, Trustee

Thomas W. Schlater, Individually

David L. Crecraft

Julia F. Crecraft

Form 3

BOOK 6808 PAGE 141

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Crecraft and wife, Julia F. Crecraft, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of March, 1986

Commission Expires: 4/9/89

Janeta Marie Powers
Notary Public

STATE OF)

COUNTY OF)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

8 4 4 6 8

IDENTIFICATION REFERENCE

MAR 19 3 59 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

WARRANTY DEED

FROM
Thomas W. Schlater, Trustee, and
Thomas W. Schlater, an unmarried
person, and David L. Crecraft
and wife, Julia F. Crecraft

TO
R. Seth Cooper and wife,
Suzanne N. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas W. Schlater, Trustee and Individually, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 1986.

My Commission Expires: 4/9/89

Janeta Marie Powers
NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $150,000.00

R Seth Cooper

Subscribed and sworn to before me this 17 day of March, 1986

My Commission Expires: 4-20-86

Jerry S. Woods
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6808 PAGE 142

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
4717A03/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84468

IDENTIFICATION REFERENCE

MAR 19 3 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228993