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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES 3-11-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Roberta E. Hylton	Same	15DZ-31365
(NAME)	(NAME)	
1416 Cardinal Avenue		62-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		#32
(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, Elwyn Oakes Cooper, Trustee and Edwin V. Cooper and Virginia Cooper, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERTA E. HYLTON

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 the southerly 50 feet of Lot No. 7 of Block "B" on the Map of the Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 7 fronts 50 feet on the westerly side of Martha Avenue (now Cardinal Avenue) and runs back between parallel lines 175 feet to a dead line.

BEING part of the same property conveyed to Elwyn Oakes Cooper, Trustee by Quit Claim deed from Elwyn O. Cooper, unmarried, of record in Book 5702, Page 373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

EDWIN V. COOPER and VIRGINIA COOPER join in this conveyance for the purpose of conveying any and all right and title that they may now, or at any time in the future, have in subject property.

unimproved ( )
This is improved (X) property, known as 1416 Cardinal Avenue (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 hand s this 27th day of August, 1986

x Edwin V. Cooper
Edwin V. Cooper

x Virginia Cooper
Virginia Cooper

x Elwyn Oakes Cooper, Jr.
Elwyn Oakes Cooper, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elwyn Oakes Cooper, Trustee and Edwin V. Cooper and Virginia Cooper

the bargainor s, with whom I am personally acquainted, or proved to me upon 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 Nashville, Tennessee, this 27th day of August 19 86

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE

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
Elwyn Oakes Cooper, Trustee et al

TO
Roberta E. Hylton

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

36538

IDENTIFICATION REFERENCE

AUG 28 3 38 PM '86
FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

45000.00- CAMT.
126.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.50-
5746A08/20/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36538

IDENTIFICATION REFERENCE

Aug 28 3 38 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288698