THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7074 PAGE 543

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
MELVIN A. COOPER et ux and	NONE	MAP 083-08
FRANCIS M. FERGUSON et ux	NONE	PARCEL 134
702 ROSEBANK AVENUE	NONE	15DA-50845
NASHVILLE, TN 37206	NONE	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RALPH W. BAIN ET UX, DORIS S. BAIN hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said MELVIN A. COOPER ET UX, EVELYN M. COOPER AND FRANCIS M. FERGUSON ET UX, SARAH K. FERGUSON, hereinafter referred to as " GRANTEE(S) " their heirs and assigns, certain real estate in Davidson, County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 702 Rosebank Ave., Nashville, Tn 37206.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attahed hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 17th day of December, 1986.

Ralph W Bain
RALPH W. BAIN

Doris S. Bain
DORIS S. BAIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 70,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
AFFIANT

Subscribed and sworn to before me this the 17th day of December, 1986.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named RALPH W. BAIN ET UX, DORIS S. BAIN the Bargainor(s) with whom I am personally acquainted, and who acknowledged that They executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 17th day of December, 1986.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7074 PAGE 545

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Meadow Rose Park, as of record in Book 2083, page 53, Register's Office for said County.

Said Lot No. 24 fronts 120 feet on the northerly side of Rosebank Avenue and runs back 138 feet on the easterly line and 200 feet on the westerly line, to a dead line measuring 135.04 feet thereon.

Being the same property conveyed to Ralph W. Bain et ux, Doris S. Bain by deed from Gerene Watts McIntosh, a widow, of record in Book 5049, page 928,said Register's Office.

" EXHIBIT B " BOOK 7074 PAGE 546

This conveyance is subject to taxes for the year 1986, which have been prorated between Grantors and Grantees; the Plan of record in Book 2083, page 53, said Register's Office and restrictive covenants contained in instrument of record in Book 2196, page 221, said Register's Office.

746557

IDENTIFICATION REFERENCE

Dec 19 8 57 AM '86

RECORDED IN THE OFFICE OF THE
CAMPBELL COUNTY CLERK

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

RECEIVED OF _____

FOR _____

BOOK 7074 PAGE 547

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

70[illegible] .00- CAMT,
196.00 CSTAX
.50 PRFF
10.00 VOL
CHK # 206.50-
06/03/12/19/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 6 5 7.

IDENTIFICATION REFERENCE

DEC 19 8 57 AM '86

REGISTER
DAVIDSON COUNTY, TN

No. 24756