DBG, B37

BOOK 7160 PAGE 376

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
	Same As Owner	
Charles D. Cook and wife, Joan Marie Cook 1032 1st Avenue North Nashville, TN 37201	Mortgagee: Nashville City Bank and Trust Co. 315 Union Street Nashville, TN 37201	No. 82-9-172

This instrument prepared by: Boult, Cummings, Conners & Berry (DBG)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, R. F. Copeland, William T. Copeland and Grace Helen Lovell ("Grantors") have bargained and sold, and hereby transfer and convey to Charles D. Cook and wife, Joan Marie Cook ("Grantees"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantees.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons.

Executed this 5th day of March, 1987.

R. F. Copeland

William T. Copeland

Grace Helen Lovell

0 1 4 3 0

IDENTIFICATION REFERENCE

MAR 6 4 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Stanley D. Cook
Affiant

Subscribed and sworn to before me this 5th day of March, 1987.

Jo Ann Sampe
Notary Public
My Commission Expires: Feb. 3, 1988

This is improved property, known as 1311 4th Avenue North, Nashville, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, R.F. Copeland, a Notary Public in and for said County and State, the within named R.F. Copeland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of March, 1987.

Jo Ann Sampe
Notary Public
My Commission Expires: Feb. 3, 1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William T. Copeland, a Notary Public in and for said County and State, the within named William T. Copeland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of March, 1987.

Jo Ann Sampe
Notary Public

My Commission Expires: Feb 3, 1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Grace Helen Lovell, a Notary Public in and for said County and State, the within named Grace Helen Lovell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of March, 1987.

Jo Ann Sampe
Notary Public

My Commission Expires: Feb 3, 1988

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 55, on the Map of D. T. McGavock's First Addition, as of record in Book 10, page 606, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of the 4th Avenue North, formerly Cherry Street, 50 feet south of the common corner of Lots No. 55 and 56, thence westerly parallel with and 50 feet south of the line between said lots, 175 feet to the easterly margin of an alley; thence with the margin of said alley southerly 42.5 feet to a point; thence easterly 175 feet to the westerly margin of 4th Avenue North; thence with the margin of the same, northerly 42.5 feet to the point of beginning.

Being the property conveyed in Book 3163, page 261, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7160 PAGE 380

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01430

IDENTIFICATION REFERENCE

MAR 6 4 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54248