G#5586

FORM NO. WD-1

Ba414
5586
542534-O

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

David L. Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 89

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

BOOK 7805 PAGE 119

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David L. Cooper (NAME) | Fidelity Federal Savings & Loan (NAME) | 104-16-247 |
| 1914 Sweetbriar Avenue (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 24W-12310 |
| Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, Benjamin H. Folk and wife, Laura S. Folk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Cooper, unmarried

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. 2-A, Zone Lot Division of Lot 2 of a Subdivision of The Knox Property of record in Book 6250, page 714, Register's Office for Davidson County, Tennessee.

Said Lot No. 2-A, fronts 36.40 feet on the northerly side of Sweetbriar Avenue and runs back between two parallel lines 170.00 feet to a line in the rear which measures 37.00 feet thereon.

Being the same property conveyed to Benjamin H. Folk by deed from Aberdeen Properties, Inc. as of record in Book 6726, page 94, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 6250, page 714, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Sweetbriar Avenue, a 5 foot minimum building setback line from the westerly lot line, and a 20 foot minimum building setback line from the rear lot line..

Rights of adjoining property owner in and to the east wall of the residence located on the subject property.

unimproved ( )
This is improved (X) property, known as 1914 Sweetbriar Avenue, Nashville, TN 37212
(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 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 their hand this 29th day of March, 19 89

Benjamin H. Folk

Laura S. Folk

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Judy S. Wells, a Notary Public, Benjamin H. Folk and wife, Laura S. Folk, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 1989.

Judy S. Wells
Notary Public

My Commission expires: 1/23/93

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with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

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20653

IDENTIFICATION REFERENCE

MAR 30 3 21 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0728 03/30 0101 CHECK 343.10

# DEED

FROM

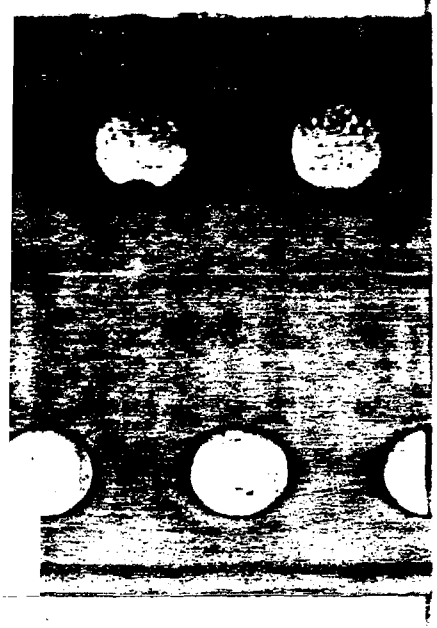
Benjamin H. Folk and wife,

Laura S. Folk

TO

David L. Cooper

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

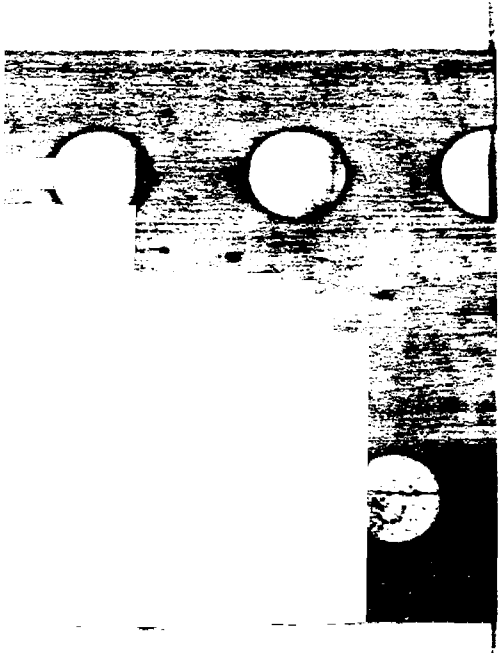
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|



CAMT 102000.00
CON TX 336.60
PRFEE 0.50
RECD 6.00
TOTAL 343.10
CHECK 343.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20653

IDENTIFICATION REFERENCE

MAR 30 3 21 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

03/30/89 01 15:22 0001 0728

No. 195197