| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Ronnie D. Minns | Same | 91-07 |
| (NAME) | (NAME) | |
| 5205 Pennsylvania Avenue | | Parcel 16 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37209 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of One Hundred Five Thousand and 0/100 ($105,000.00) DOLLARS

BOOK 8551 PAGE 59

I, Alice O. Cooper, widow of Thomas W. Cooper,

have bargained and sold, and by these presents do transfer and convey unto the said Ronnie D. Minns

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PARCEL ONE:

Beings Lots Nos. 1106 and 1108 of Block No. 33 in Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County.

Said Lots Nos. 1106 and 1108 front together 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas W. Cooper and wife, Alice O. Cooper, by deed from Mrs. Emma Pauline Howell of record in Book 4529, page 803, Register's Office of Davidson County, Tennessee, the said Thomas W. Cooper having since died.

PARCEL TWO

Being Lots Nos. 1110 and 1112 of Block No. 33, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County.

Said Lots Nos. 1110 and 1112 front together 50 feet on the southerly side of Pennsylvania Avenue and run back between parallel line 150 feet to an alley.

Being the same property conveyed to Thomas W. Cooper and wife, Alice O. Cooper, by deed from Beulah Mai Crook Bishop of record in Book 4894, page 876, Register's Office of Davidson County, Tennessee, the said Thomas W. Cooper having since died.

unimproved ( )
This is improved (XX) property, known as 5205 Pennsylvania Ave., Nashville, Tennessee 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 13 day of February, 1992.

Alice O. Cooper

BOOK 8551 PAGE 60

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Connie F. Spurlin, a Notary Public in and for said County and State, the within named Alice O. Cooper, widow of Thomas W. Cooper,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 19 92.

My commission expires 5/20/92 Notary Public Connie F. Spurlin

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 105,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Alice O. Cooper

Sworn to and subscribed before me this 13th day of February, 19 92.

My commission expires 5/20/92 Notary Public Connie F. Spurlin

This instrument was prepared by:

Atty. Frank C. Ingraham, 2100 Parkway Towers, Nashville, Tennessee 37219

Name Address

8445

WARRANTY DEED

FROM ALICE O. COOPER

TO RONNIE D. MINNS

IDENTIFICATION REFERENCE

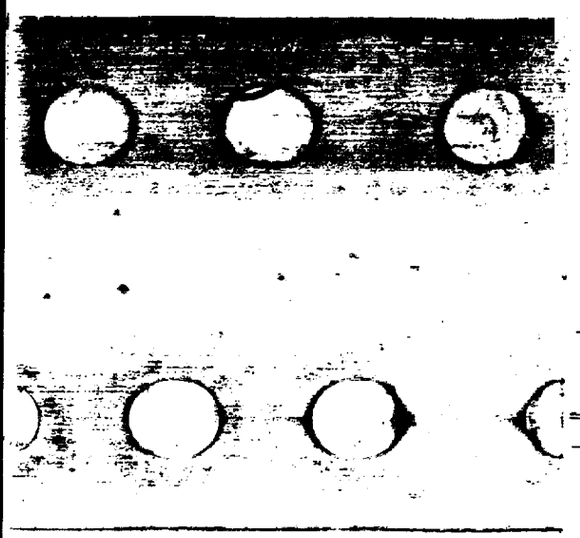
FEB 14 3 03 PM '92

DAVIDSON COUNTY, TN

1474 02/14 0101 03CHECK 395.50

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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



RECEIVED OF _____

FOR _____

BOOK 8551 PAGE 61

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 105000.00 |
| | | | CON TX | 388.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 395.50 |
| | | | CHECK | 395.50 |
| 02/14/92 | 01 | | 15:04 0001 | 1474 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8445

IDENTIFICATION REFERENCE

FEB 14 3 04 PM 1992

DAVIDSON COUNTY, TENN.

**No.** 502045