This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9747 PG 693

ADDRESS NEW OWNER:
Robert T. Cooper and Sheila Y. Cooper
2959 Hillhurst Drive
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	60
GROUP	7
PARCEL	90

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dixon Simmons and wife, Rena C. Simmons, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert T. Cooper and wife, Sheila Y. Cooper, 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. 49 on the Plan of Section One, Hillhurst Acres, of record in Book 2331, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dixon Simmons and wife, Rena C. Simmons by deed from W. F. Carr & wife Dorothy Carr, as of record in Book 2592, page 561, Register's Office for Davidson County, Tennessee.

This is improved property known as 2959 Hillhurst Dr., Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property and subsequent years thereafter.
2. Agreement for Dedication of Easement for Permanent Drainage Easement contained in instrument of record in Book 8333, page 50, said Register's Office.
3. All matter as shown on the plan of record in Book 2331, page 51, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert T. Cooper and wife, Sheila Y. Cooper, their heirs and assigns, forever; and we, Dixon Simmons and wife, Rena C. Simmons, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of July, 1995.

Dixon Simmons

Dixon Simmons

Rena C. Simmons

Rena C. Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dixon Simmons and wife, Rena C. Simmons, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 11/20/96

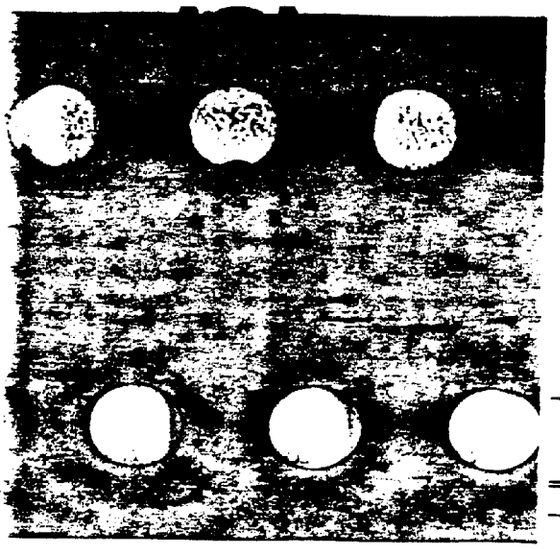
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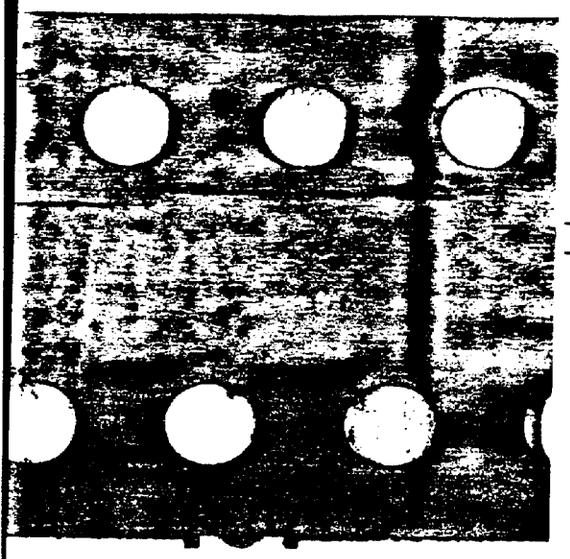
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

00084738

IDENTIF. ▲ REFERENCE

7316 08/01 01:01 03CHECK 275.40





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

RECEIVED OF _____

FOR _____

BOOK 9747 PG 695

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	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
TOTAL	275.40
CHECK	275.40

08/01/95 01 14:05 0001 7316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084738
IDENTIF. ↑ REFERENCE

95 AUG -1 PM 2:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936353