Box 36

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 10086 PG 155

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Cooper Brothers Land Company New Owner 104-12-0-52
102 Woodmont Blvd. 24W-03045
Suite 102
Nashville, TN 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

William P. Cooper
Affiant

Subscribed and sworn to before me this 12th day of June, 1996.

Notary Public

My commission expires: 7/24/97

96 JUN 13 PM 3:49
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0192440
IDENTIFICATION REFERENCE

JOHN ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **JAMES HENRY JORDAN, LOUISE J. GREENBERG, CONSERVATOR,** said Conservator having been named and appointed Conservator by order of the Probate Court of Davidson County, Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **COOPER BROTHERS LAND COMPANY, a Tennessee general partnership composed of William P. Cooper, James H.Cooper and John P. Cooper,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lot No. 2 and the northerly one-half of Lot No. 3 as shown on the Final Plat of Subdivision of Hamilton Parks as of record in Plat Book 161, page 160, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Existing Iron Pin on the westerly right-of-way line of Twenty First Avenue South (Public R.O.W. - Width Varies) that is 195.5 feet, more or less, from the intersection of said right-of-way and the northerly right-of-way line of Fairfax Avenue (60' Public R.O.W.); thence,

1. Leaving the westerly right-of-way line of Twenty First Avenue South, with a new line through Lot No. 3, North 86° 15' 00" West a distance of 155.00 feet to an iron pin (set) in the easterly right-of-way line of Public Alley No. 815 (10' R.O.W.); thence,

2. With the easterly right-of-way line of said Public Alley No. 815, North 03° 45' 00" East a distance of 75.0 feet to an Iron Pin (set) at the common westerly property corner between Lots 1 and 2; thence,

3. Leaving the easterly right-of-way line of the Public Alley

with the common property line between Lots 1 and 2, South 86° 15' 00" East a distance of 155.0 feet to an Iron Pin (set) on the westerly right-of-way line of Twenty First Avenue South; said pin being the common easterly property corner between Lots 1 and 2; thence,

4. With the westerly right-of-way line of Twenty First Avenue South, South 03° 45' 00" West a distance of 75.00 feet to the POINT OF BEGINNING and containing 11,625 square feet or 0.267 of an acre, more or less, as calculated by the above courses which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1992.

The above description was prepared from ALTA/ACSM Land Title Survey dated June 7, 1996 prepared for Cooper Brothers Land Company by Ragan Smith Associates, John O. Spry, Tennessee Registered Land Surveyor No. 727, 315 Woodland Street, Nashville, TN 37206.

This being the same property conveyed to James H. Jordan by deed from the Trustees of West End United Methodist Church as of record in Book 4134, page 752, Register's Office for Davidson County, Tennessee. By orders of the Davidson County, Tennessee Probate Court entered January 26, 1996 and April 8, 1996, Louise J. Greenberg was named and appointed Conservator over the person and affairs of her brother, James Henry Jordan. This deed and sale to the Grantee was specifically approved and directed by said Court's order entered May 22, 1996, a certified copy of said order being recorded in Book 10086, page 153, Register's Office for Davidson County, Tennessee.

This is improved property known as 1909 21st Avenue South, Nashville, TN 37212.

This conveyance is subject to:

1. Matters shown on the plan of record in Plat Book 161, page 160, Register's Office for Davidson County, Tennessee.

2. Taxes for the year 1996 and subsequent years. The property taxes for 1996 have been prorated and are assumed by the Grantee. Taxes for the year 1995 have been paid.

3. No warranty is made or given as to the amount of acreage contained within the above described property, said acreage having been calculated by the above named surveyor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple as Conservator, she has a good right to convey it, and the same is unencumbered, except as set out above; and the Grantor does further covenant and bind herself as Conservator and her successors and assigns as Conservator and James Henry Jordan, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN ADDITION TO THE ABOVE, for and in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **JAMES HENRY JORDAN, LOUISE J. GREENBERG, CONSERVATOR**, said Conservator having been named and appointed as set forth above, by these presents does hereby quitclaim and convey all of James Henry Jordan's interest in the below described property unto **COOPER BROTHERS LAND COMPANY, a Tennessee general partnership composed of William P. Cooper, James H.Cooper and John P. Cooper,** hereinafter called the Grantee, its successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being a portion of the original

Lot No. 2 and the northerly one-half of Lot No. 3 as shown on the Final Plat of Subdivision of Hamilton Parks as of record in Plat Book 161, page 160, Register's Office for Davidson County, Tennessee and being more particularly described as beginning at the northeastern corner of the above described tract, said corner being the common easterly property corner between Lots 1 and 2, said subdivision as referenced above; thence, South 86° 15' 00" East a distance of 2.4 feet to a point; thence, South 03° 45' 00" West a distance of 75.00 feet to a point; thence, North 86° 15' 00" West a distance of 2.4 feet to an iron pin marking the southeastern corner of the above described property; thence along the eastern boundary of the above described tract, North 03° 45' 00" East a distance of 75.0 feet to an Iron Pin at the point of beginning.

This is unimproved property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The portion of this deed which constitutes a quitclaim of James Henry Jordan's interest in certain property is given and delivered in order to transfer and preserve in Grantee any rights or interests in that portion of the original Lots 2 and 3 which was stated in prior deeds to be intended to be reserved for a possible grant of right-of-way along Twenty First Avenue South, formerly Hillsboro Pike. A question exists as to whether the reserved area was ever granted or given as a public right-of-way and the quitclaim portion of this deed is given to facilitate Grantee's efforts to clarify the ownership of said reserved portion of said property.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 1996.

Louise J. Greenberg, Con

LOUISE J. GREENBERG, CONSERVATOR for
JAMES HENRY JORDAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUISE J. GREENBERG, CONSERVATOR for JAMES HENRY JORDAN, 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, and who further acknowledged that he executed said instrument as the act and deed of JAMES HENRY JORDAN, such action having been duly authorized and directed by the Probate Court for Davidson County, Tennessee as provided in said Court's Order entered May 22, 1996 and recorded as set forth above.

WITNESS my hand and official seal, this 12th day of June, 1996.

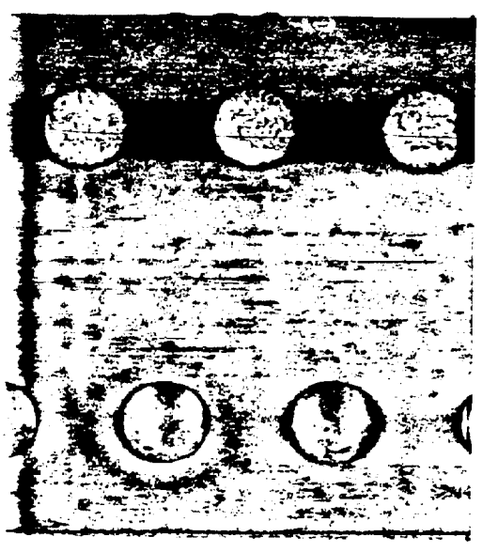
JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

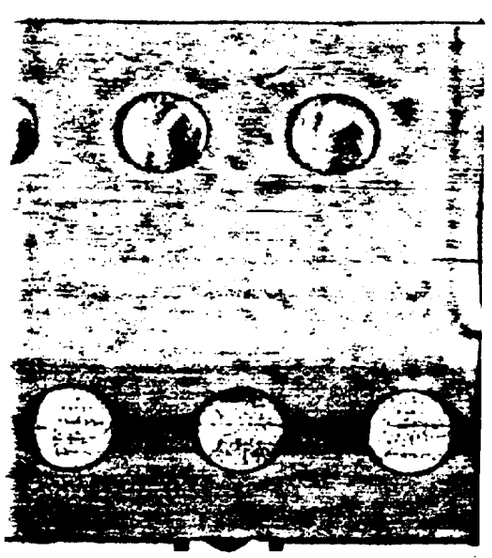
NOTARY PUBLIC

My Commission Expires: 7/24/97

JORDAN.WD

3198 06/13 0101 03CHECK 1123.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10086 PG 158

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
300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

06/13/96 01 15:55 0001 3198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192440
IDENTIF. # REFERENCE

96 JUN 13 PM 3:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1051017

MUSIC CITY PRINTING (615)