Bay 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10292 PG 86

WARRANTY DEED

Name and Address of New Owner: **Hillsboro Village Properties** 1909 21st Avenue, South Nashville, TN 37212
Send Tax Bills To: **Hillsboro Village Properties** 1909 21st Avenue, South Nashville, Tn 37212
Street Address of Subject Property: **Map/Parcel No.** **1909 21st Avenue, South** **Nashville, TN 37212** **Map 104-12-0-52** **Parcel**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **COOPER BROTHERS LAND COMPANY, a Tennessee general partnership composed of William P. Cooper, III, James H.S. Cooper and John N.P. Cooper,** hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto **HILLSBORO VILLAGE PROPERTIES** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF:

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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.

0256337
IDENTIF. & REFERENCE

96 DEC 16 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 16 day of December, 1996.

COOPER BROTHERS LAND COMPANHY, a Tennessee General Partnership

William P. Cooper, III
Partner

By: John N. P. Cooper, Partner

By: James H. S. Cooper, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County personally appeared John N. P. Cooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to a Partner of Cooper Brothers Land Company, a Tennessee General Partnership, the within named bargainor, and that he as such partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of December, 1996.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County personally appeared James H.S. Cooper and William P. Cooper, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be partners of Cooper Brothers Land Company, a Tennessee General Partnership, the within named bargainor, and that they as such partners being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as Parnters.

WITNESS my hand and official seal at Nashville Tennessee, this the 16 day of December, 1996.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $330,000.00.

H. Carlton Gleaves
Affiant

Subscribed and sworn to before me,
this the 16 day of December, 1996.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

6251 12/16 0101 03CHECK 1238.00

EXHIBIT "A"

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,

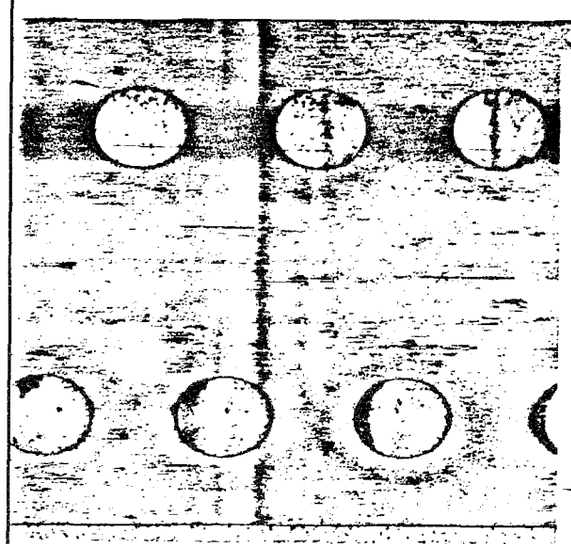
2. With the easterly right-of-way line of said Public Alley No. 815, North 03° 45' 00" East a distance of 75.0 feet to an Iron Pin (set) at the common westerly property corner between Lots 1 and 2; thence,

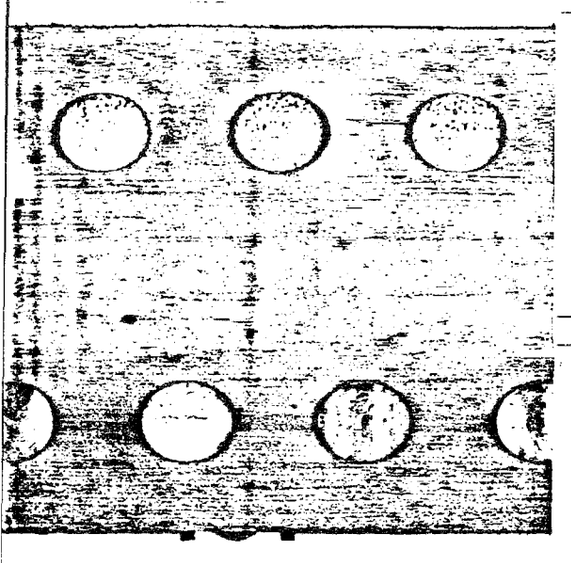
3. Leaving the easterly right-of-way line of the Public Alley with the common property line between Lots 1 and 2, South 86° 15' 00" East a distance of 155.0 feet to an Iron Pin (set) on the westerly right-of-way line of Twenty First Avenue South; said pin being the common easterly property corner between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

Being the property conveyed to Cooper Brothers Land Company, a Tennessee general partnership composed of William P. Cooper, James H. Cooper and John P. Cooper, by Deed from James Henry Jordan, Louise J. Greenberg, Conservator, of record in Book 10086, page 155, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10292 PG 90

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 330000.00
CON TX 1221.00
PRFEE 1.00
WDEED 16.00
TOTAL 1238.00
CHECK 1238.00

12/16/96 01 15:22:0001 6251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256337
IDENTIF. & REFERENCE

96 DEC 16 PM 3:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098859