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Book 12

FROM: LYDIA COOPRIDER, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF DANA COOPRIDER KARR

TO: IRENE WEST AND PEGGY BOW

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Irene West and	SAME	Map 90-12
Peggy Bow		Parcels
504 Annex Avenue		128 & 129
Nashville Tn. 37209		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $101,000.00.

Lydia Cooprider
Affiant

MARK L. GILKEY Notary Public My Apot. Exp. 1/28/99 STATE OF KANSAS

Subscribed and sworn to before me, this the 2nd day of May, 1997.

Mark L Gilkey
Notary Public

My Comm. Expires: 1/28/99

8450 05/07 0101 03CHECK 382.70

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Lydia Cooprider, Individually and as the Administratrix of the Estate of Dana Cooprider Karr, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Irene West and Peggy Bow, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 186 on the plan of Charlotte Park Subdivision, Section II, of record in Book 2663, pages 22 and 23, Register's Office for said County.

Said Lot No. 186 fronts 70.0 feet on the southeasterly margin of Annex Avenue and extends back 138.7 feet on the northeasterly line and 201.0 feet on the southwesterly line to a dead line in the rear, measuring 93.7 feet thereon.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 187 on the plan of Charlotte Park Subdivision, Section II, of record in Book 2663, pages 22 and 23, Register's Office for said County.

Said Lot No. 187 fronts 75.0 feet on the southeasterly margin of Annex Avenue and extends back 201.0 feet on the northeasterly line and 98.0 feet on the southwesterly line to an irregular line in the rear, measuring 127.4 feet thereon.

TRACT NOS. I AND II being the same property conveyed to Dana Cooprider Karr by deed from James M. Buchanan and wife, Joyce

0302573

IDENTIFICATION REFERENCE

97 MAY -7 PM 1:53

DAVIDSON COUNTY, TN.

1003A6BA

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E. Buchanan, of record in Book 9521, page 867, said Register's Office. The said Dana Cooprider Karr having since died, leaving Lydia Cooprider as her only surviving heir.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the following:

1. 1997 Metropolitan Government taxes.

2. Terms, conditions, rights and restrictions regarding use of a sewerage system contained in the agreement between Consolidated Development Company, Inc. and the City of Nashville, of record in Book 2593, page 566, said Register's Office.

3. All matters as shown on the Plan of record in Book 2663, pages 22 and 23, said Register's Office.

This is improved property known as 504 Annex Avenue, Nashville, Tn. 37209.

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 she 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 herself, her heirs and assigns, 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 my hand this 2 day of May, 1997.

Lydia Cooprider, Individually and as
Administratrix of the Estate of
Dana Cooprider Karr

STATE OF KANSAS)
COUNTY OF Sedgwick)

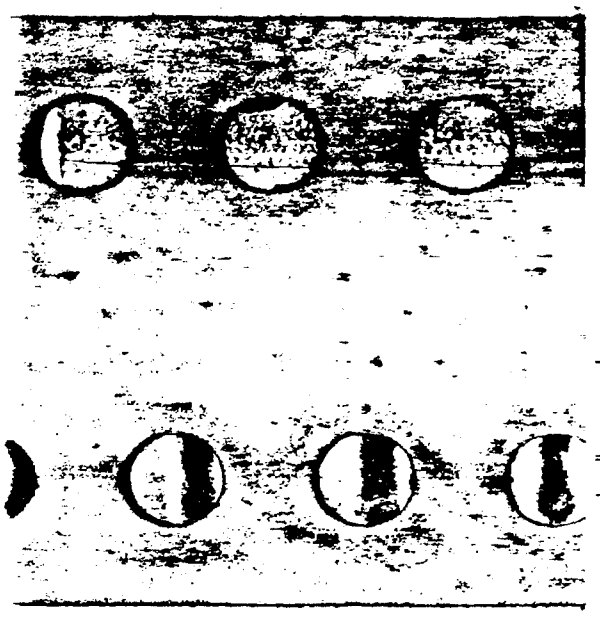
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia Cooprider, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

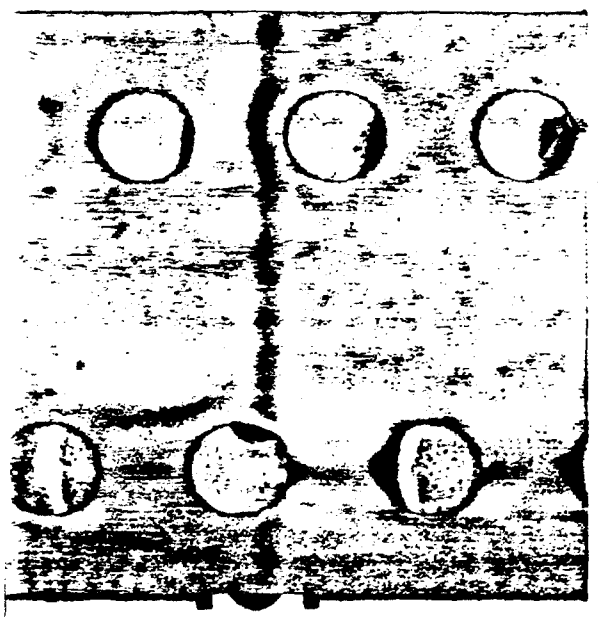
Witness my hand and seal, at office in Wichita, Kansas, this the 2nd day of May, 1997.

NOTARY PUBLIC

My Commission Expires: 1/25/99

MARK L. GILKEY
Notary
Public
My Appt. Exp.
1/25/99
STATE OF KANSAS





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10446 PG 563

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

101000.00

CON TX	373.70
PRFEE	1.00
WDEED	8.00
TOTAL	382.70
CHECK	382.70

05/07/97 01 13:57 0001 8450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03025 73

IDENTIF. ↑ REFERENCE

97 MAY -7 PM 1:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1148509