60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BK/PG 10588/PG 381

ADDRESS NEW OWNER:
Steven R. Bearden
3609 Knollwood Rd.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

Henrietta C. Gwaltney, TUA 6/26/84
c/o Kanawha Capital Management, Inc.
P. O. Box 6862
Richmond, Virginia 23230

MAP **117-10**
GROUP
PARCEL **48**

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 and sufficiency of which are hereby acknowledged, **Martha H. Cooper, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Steven R. Bearden, a one-half undivided interest as tenants in common, and Christine C. Bearden, a one-half undivided interest as tenants in common**, 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. 2 of the Woodmont Estates of record in Plat Book 974, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Martha H. Cooper, married by deed from H. David Hall and wife Katherine S. Hall dated , of record in Book 10267, page 78, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 3609 Knollwood Rd., Nashville, Tennessee 37215.

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 covenants 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", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JAMES H. S. COOPER, husband of Martha H. Cooper, joins in this conveyance to transfer all his right, title and interest in subject property, marital or otherwise.

WITNESS our hands this the 29th day of August, 1997.

BOOK 10588 PG 385

Martha H Cooper
Martha H. Cooper

James H. S. Cooper

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Martha H. Cooper and husband James H. S. Cooper**, 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 this 29th day of August, 1997.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $495,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of August, 1997.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

0343161
IDENTIF. # REFERENCE

97 AUG 29 PM 4:12
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

2914 08/29 0101 03CHECK 1840.50

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

RECEIVED OF _____

FOR _____

BOOK 10588 PG 386

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
495000.00
CON TX 1831.50
PRFEE 1.00
WDEED 8.00
TOTAL 1840.50
CHECK 1840.50

~~08/29/97 01 16:13 0001 2914~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0343161
IDENTIF. & REFERENCE

97 AUG 29 PM 4:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1192412