RETURN TO: BRIAN L. SMITH & ASSOCIATES

BOOK 10092 PAGE 878

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **15th** day of **June, 1998** between **Estate of Bessie S. Cooper** , GRANTOR, and **Carol A. Wiser, unmarried**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 264 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 264 fronts 67 feet on the northerly margin of Leatherwood Drive and extends back between parallel lines 151.6 feet to a dead line in the rear.

Being the same property conveyed to Gary M. Cooper and wife, Bessie S. Cooper by Quitclaim Deed from Vaden M. Lackey, Jr., Trustee, of record in Book 6710, page 610, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2145, page 262, and Book 2273, page 88, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her 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.

IN WITNESS WHEREOF, Grantors s hereunto set its hand and seal this day and year first above written.

WITNESSES

Estate of Bessie S. Cooper

Executor

Robert G. Anderson, Executor

0452327
IDENTIF. & REFERENCE

98 JUN 18 PM 1:47
FELIX Z. DUDLEY, REGISTER
DAVIDSON COUNTY, TN.

2710 06/18 0101 03CHECK 304.63

BOOK 10982 PAGE 879

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert G. Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her/self to be the Executor of the Estate of Bessie S. Cooper, and that he/she as such Executor executed the foregoing instrument for the purpose therein contained by signing the name of the by him/herself as Executor. Witness my hand and official seal this15th day of June, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $79,900.00

Affiant

Subscribed and sworn before me this 15th day of June, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: ~~5/26/02~~ 1-17-99

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Carol A. Wiser
2922 Leatherwood
Nashville, Tennessee 37214

Send Tax Bills To:
First Trust Mortgage Company

Map & Parcel No.
Map 96-10 Parcel 117

DAWN C. WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Bk/M 10382:980

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

06/18/98 01 13:47 0001 2710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452327
IDENTIF. # REFERENCE

98 JUN 18 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308551