Box 50-B
3 H

PREPARED BY AND RETURN TO:

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 1109S PAGE 814

W & I Ref: (as) Title No: 40138
Dav. Co. File: ~~Box 4~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian L. Cooper Valerie L. Cooper 2401 Belmont Blvd. Nashville, Tennessee 37212	Owner

TAX MAP-PARCEL NUMBERS: 104-16-293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 255,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anderson A. Clark and spouse, Frances P. Clark,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian L. Cooper and spouse, Valerie L. Cooper,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 176 on the Plan of Belmont Land Company's Property, called "Belmont Heights", as of record in Book 421, Page 34, said Register's Office.

BEGINNING at a point on the westerly margin of Belmont Boulevard, 212 feet southerly from the southwest corner of said Boulevard and Linden Avenue, said point being the southeast corner of Lot No. 175 on said plan; thence with the line between said Lots 175 and 176, westerly 175 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 87.5 feet to the northwest corner of a part of Lot No. 176, conveyed to Robert F. Jones, et ux, by deed from Maude R. Coles, of record in Book 2100, Page 381, said Register's Office; thence with the northerly boundary of said Jones Property, eastwardly 175 feet, more or less, to the westerly margin of said Boulevard, Jones northeast corner, thence with the westerly margin of said Boulevard, northwardly 105.4 feet to the beginning.

BEING the same property conveyed to Anderson A. Clark et ux, Frances P. Clark by deed from General Electric Mortgage Insurance Corporation of record in Book 8171, Page 271, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998 and subsequent years.
This is improved property, known as: 2401 Belmont Blvd., Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 1998.

Anderson A. Clark
Anderson A. Clark

Frances P. Clark
Frances P. Clark

State of Tennessee
County of Davidson

On this 31st day of August, 1998, before me the undersigned authority, personally appeared **Anderson A. Clark** and **Frances P. Clark**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary Public

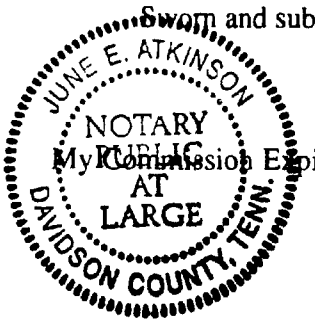
State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 255,000.00

Affiant

Sworn and subscribed before me on the 31st day of August, 1998.



My Commission Expires: 5-28-2000

June E. Atkinson
Notary Public

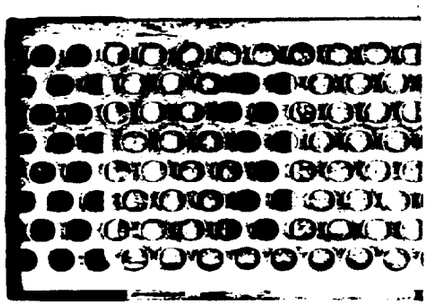
0484109
IDENTIF. & REFERENCE

98 SEP -3 PM 1:47

FELIX Z. COLLINS II REGISTER
DAVIDSON COUNTY, TN.

5721 09/03 0101 03CHECK 954.50

Widox Deed Wty 42/92



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

RECEIVED OF _____

FOR _____

BOOK 11098 PAGE 816

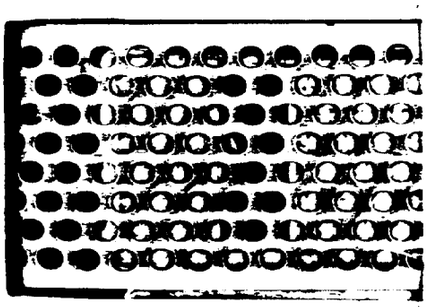
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
255000.00
CON TX 943.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 954.50
CHECK 954.50

09/03/98 01 13:45 0001 6721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484109
IDENTIF. # REFERENCE

98 SEP -3 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342158