Davidson County DEEDWARR
Recvd: 01/23/02 11:25 2pgs
Fees:13.00 Taxes:92.50
20020123-0009086

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
HIGGINS & HIMMELBERG
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by TIMOTHY J. BANKS and wife, SHARON J. BANKS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, HERSCHEL L. COOPER have bargained and sold, and by these presents do transfer and convey unto the said HERSCHEL L. COOPER, **a one-half ownership interest** and to TIMOTHY J. BANKS and wife, SHARON J. BANKS, their heirs and assigns, **a one-half ownership interest**, as tenants in common, certain tract or parcel of land as follows:

> Being Lot Nos. 917 and 919 of Block No. 132, Plan No. 1, West Nashville, as of record in Plan Book 57, pages 74 and 75, Register's Office for said County.
>
> Said Lot Nos. 917 and 919 front 25 feet each on the northerly side of Illinois Avenue, and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to HERSCHEL L. COOPER and wife, IMOGENE COOPER, by Warranty Deed from Cordie Lorene Townsend, Ernest Martin Ashburn, Lois Hamilton, Eldridge A. Ashburn, Rhonda Gayle Ashburn, Thomas Randall Lallemand, Freda Jean Moody & Jim Roy Ashburn of record in Book 7013, Page 115, Register's Office for Davidson County, Tennessee. The said Imogene Cooper is now deceased.
>
> This is improved property, known as 5010 Illinois Avenue, Nashville, Tennessee 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 HERSCHEL L. COOPER, TIMOTHY J. BANKS and wife, SHARON J. BANKS, their heirs and assigns, forever. And I do covenant with the said HERSCHEL L. COOPER, TIMOTHY J. BANKS and wife, SHARON J. BANKS, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said HERSCHEL L. COOPER, TIMOTHY J. BANKS and wife, SHARON J. BANKS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 8th day of January, 2002.

HERSCHEL L. COOPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **HERSCHEL L. COOPER,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 8th day of January, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 8th day of January, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

MAP 91-11
PARCEL 58.00

ADDRESS OF NEW OWNERS:
Herschel L. Cooper, Timothy J. Banks and wife, Sharon J. Banks
5010 Illinois Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
SAME