Davidson County DEEDWARR
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Fees:13.00 Taxes:554.63
20021105-0135648

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# WARRANTY DEED

**This Indenture** made this **31st** day of **October, 2002** between **Dan Eaton d/b/a Vintage Builders, ,** GRANTOR, and **Peter M. Cooper and wife, Charlotte A. Cooper ,** as GRANTEEs

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

**LAND in Davidson County, Tennessee, being Lot 92, Block I on the Plan of the Division of the Home Place of Eliza M. Lindsley, Deceased, as of record in Plan Book 2, page 92, Records of Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Dan Eaton d/b/a Vintage Builders by Quitclaim Deed from Dan Eaton of record in Instrument No** 20021105 0135647 **Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plan Book 2, page 92, Register's Office for Davidson County, Tennessee.**

**Subject to Easements of record in Instrument No. 20020308-029386, Register's Office for Davidson County, Tennessee.**

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

**Improved property known as 1417 Fatherland Street Nashville, Tennessee 37206.**

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(s), their heirs and assigns, forever; and we do covenant with said Grantees 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their 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,** Grantor s hereunto set grantor's hand(s) and seal this **31st** day of **October, 2002.**

**Dan Eaton d/b/a Vintage Builders**

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Eaton d/b/a Vintage Builders, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 31st day of October, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-30-2005 RUTHERFORD COUNTY, TN

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $149900

Affiant

Subscribed and sworn before me this 31st day of October, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-30-2005 RUTHERFORD COUNTY, TN

**********

**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

**Address of New Owner**
Peter M. Cooper
1417 Fatherland Street
Nashville, TN 37206

**Send Tax Bills to:**

SunTrust Bank
201 - 4th Avenue North
Nashville, TN 37219

**Map & Parcel Number:**

Part of Map 83 Group 13-0 Parcel 297