Bk 34

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Davidson County DEEDWARR
Recvd: 08/03/04 10:21 2pgs
Fees:13.00 Taxes:388.50
20040803-0092637

STATE OF TENNESSEE )
COUNTY OF MAURY )

The actual consideration or value for this Transaction is $105,000.00

Rachel Cepeda
Affiant

Sworn to and subscribed before me this 29th day of July 2004

NOTARY PUBLIC

My Commission expires: 1-18-08

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY:**

**Jay B. Jackson, UAW-Legal Services Office, P.O. Box 1797, Spring Hill, TN 37174**

| **ADRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | |
|---|---|---|
| **Ivan Cooper and**<br>**Tammy Ebanks**<br>**925 Ilawood Drive**<br>**Nashville, TN 37211** | **Ivan Cooper and**<br>**Tammy Ebanks**<br>**925 Ilawood Drive**<br>**Nashville, TN 37211** | **Map 162-13-6**<br>**Parcel 194.00** |

## SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ANNIE D. GRAVES, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **IVAN COOPER, a married woman and TAMMY EBANKS, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 60A of the Zone Lot Division of Lots 60 thru 63, Dreamland Estates, Section II, of record in Book 6900, Page 50, amending Plat Book 5200, Page 648, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Annie D. Graves in Deed Book 8340, pages 537 and 538 in the Davidson County Register of Deeds office.

This conveyance is made subject to:

1. Taxes and assessments for the year 2004, which are a lien, but not yet due and payable.
2. All easements, restrictions and all other matters of record in the Davidson County Register of Deeds office.
3. All matters appearing on Plat Book 6900, Page 50 and as amended on Plat Book 5200, Page 648 of the Register's office for Davidson County, Tennessee.
4. Subject to restrictions of record in Book 6192, Page 926 and in Book 6437, Page 304, Register's Office for Davidson County, TN.

This is improved property known as **925 Ilawood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor, only as established by the Special Warranty Deed delivered to Grantor when she purchased the property, are lawfully seized, possessed of said land in fee simple and have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and

forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all who claim through Grantor, but no others.

WITNESS my hand this 29 day of July, 2004.

Annie D. Graves
**ANNIE D. GRAVES**

**STATE OF TENNESSEE)**
**COUNTY OF** Maury )

Personally appeared before me, Jay B Jackson, the undersigned Notary Public in and for said County and State, the within named grantor(s), **Annie D. Graves** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 29 day of July, 2004.

JAY B. JACKSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Jay B Jackson
Notary Public

My commission expires : 12/15/07