This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9033 PAGE 745

ADDRESS NEW OWNER:
Todd William Cooper and Elaina E. Cooper
504 Dutchmans Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBank Mortgage Corporation
P. O. Box 353
Louisville, Kentucky 40201-0353

MAP AND PARCEL:
Map 75
Group 11
Parcel 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William M. Fitzgerald II and wife, Karen S. Fitzgerald**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Todd William Cooper and wife, Elaina E. Cooper**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 390, on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to William M. Fitzgerald, II and wife, Karen S. Fitzgerald, by deed from Ellis E. Gwyn and wife, Susan M. Gwyn, dated May 10, 1984, as of record in Book 6292, page 411, Register's Office for Davidson County, Tennessee.

This is improved property known as 504 Dutchmans Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in: Book 4793, page 157; Book 4849, page 767; Book 5020, page 58; Book 5028, page 357; Book 5545, page 321; and in Book 6017, page 179, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4675, page 140, said Register's Office, including but not limited to a 30 foot minimum building setback line from Dutchmans Drive; a 2.5' by 25' utility anchor easement at the northwest corner of the lot; and a 10 foot easement for public utilities and drainage along the southerly and rear lines of said property.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Todd William Cooper and wife, Elaina E. Cooper, their heirs and assigns, forever; and we, William M. Fitzgerald II and wife, Karen S. Fitzgerald, do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

Witness our hands this the 30th day of July, 1993.

William M. Fitzgerald, II

William M. Fitzgerald, II

Karen S. Fitzgerald

Karen S. Fitzgerald

47514
IDENTIF. & REFERENCE

93 AUG -3 AM 9:19
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William M. Fitzgerald II and wife, Karen S. Fitzgerald, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of July, 1993.

Patricia M. Dunn
NOTARY PUBLIC

PATRICIA M. DUNN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

Todd William Cooper
AFFIANT

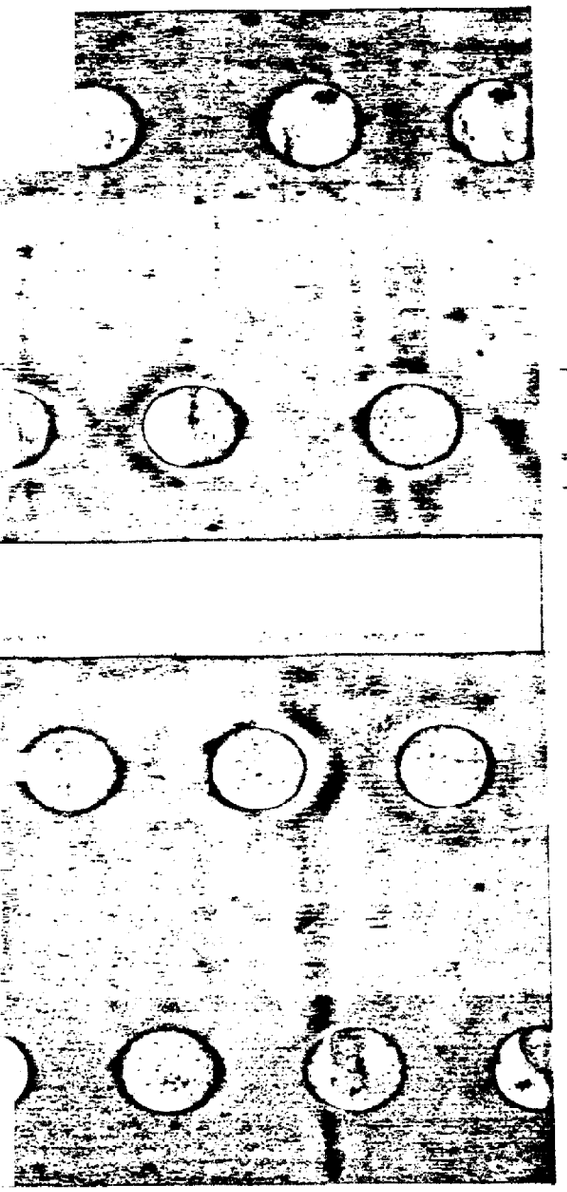
Subscribed and sworn to before me
this 30th day of July, 1993.

Patricia M. Dunn
NOTARY PUBLIC

My Commission Expires: February 3, 1997

PATRICIA M. DUNN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4869 08/03 0101 03CHECK 294.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9033 PAGE 748

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 76000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 294.20
				CHECK 294.20
			08/03/93 01	09:20 0001 4868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47514
IDENTIF. # REFERENCE

93 AUG -3 AM 9:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 681264