This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9910 PG 432

**ADDRESS NEW OWNER:**
Brian L. Cooper and Valerie L. Cooper
5358 Granny White Pike
Brentwood, Tennessee 37027

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

**MAP AND PARCEL:**
MAP 145-14
GROUP
PARCEL 87

**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, James C. Cheek and wife, Virginia W. Cheek, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian L. Cooper and wife, Valerie L. 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:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lots 3 & 4, on the Resubdivision of Tract 3, Cheek Properties, of record in Plat Book 7900, page 936, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James C. Cheek and wife, Virginia W. Cheek by deed from B & C Rental Company, as of record in Book 7253, page 435, Register's Office for Davidson County, Tennessee and part of the property conveyed to James C. cheek and wife, Virginia W. Cheek, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4382, page 380, Register's Office for Davidson County, Tennessee.

This is improved property known as 5358 Granny White Pike, Brentwood, TN 37027.

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

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 7900, page 936, Register's Office.
3. Declaration of Restrictive Covenants and Road Maintenance Agreement, of record in Book 9456, page 288, Register's Office for Davidson County, Tennessee.
4. Sanitary sewer and/or storm drainage easement of record in Book 7868, page 840, in said Register's Office.
5. Sanitary sewer and/or storm drainage easement of record in Book 7868, page 844, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brian L. Cooper and wife, Valerie L. Cooper, their heirs and assigns, forever; and we, James C. Cheek and wife, Virginia W. Cheek, 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 4th day of January, 1996.

James C. Cheek By: James H. Hillin Attorney-In-Fact

Virginia W. Cheek By: James H. Hillin Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Hillin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James C. Cheek and wife, Virginia W. Cheek, as their Attorney-In-Fact, as the free act and deed of the within named James C. Cheek and wife, Virginia W. Cheek. Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Jan 20, 1996

0138340 IDENTIF. # REFERENCE

96 JAN -5 AM 11:19 FELIX Z. ... REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 425,000.00.

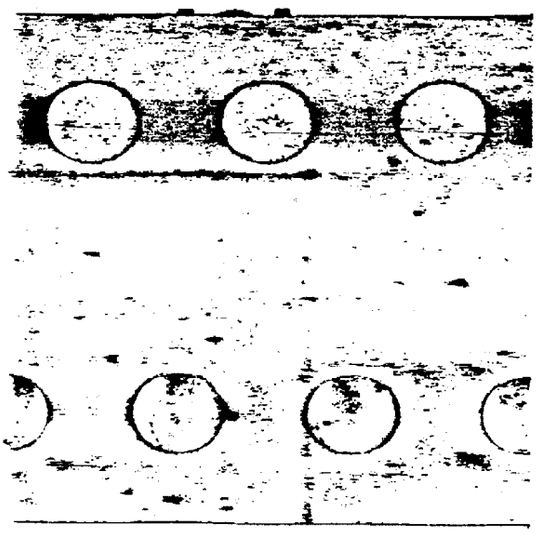
**AFFIANT**

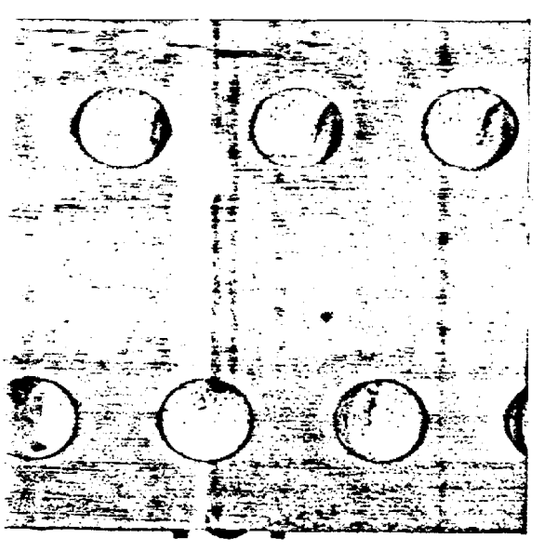
Subscribed and sworn to before me
this 4th day of January, 1996.

**NOTARY PUBLIC**
My Commission Expires: Nov. 28, 1996

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

5077 01/05 0101 03CHECK 1585.50





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

RECEIVED OF _____

FOR _____

BOOK 9910 PG 435

| | | |
|---|---|---|
| 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 | |
| | 425000.00 |
| CON TX | 1572.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 1585.50 |
| CHECK | 1585.50 |

01/05/96 01 11:21 0001 5077

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0138340
IDENTIF. # REFERENCE

96 JAN -5 AM 11:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 993428