File 13695
File Box 9B
(First Title & Escrow)

WARRANTY DEED

BOOK 9974 PG 773

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
KENNETH N. COOPER	Magnolia Federal Bank for Savings	Map 131-6-E
(NAME)	(NAME)	
316 Boxmere Place	130 West Front Street	Parcel 316
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Hattiesburg MS 39401	F.B. 7DA92481
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SHANNON BUTLER TERRY AND WIFE, CAYCE VIRGINIA TERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH N. COOPER AND WIFE, SANDRA H. COOPER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 314, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, A Condominium, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, amended in Book 6824, page 308, made applicable in Book 6908, page 738, amended in Book 6911, page 831 and Book 6921, page 226, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Master Deed and being located upon Tract No. 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shannon Butler Terry and wife, Cayce Virginia Terry by deed from Horace Franklin Burkholder, Jr., unmarried of record in Book 9297, page 498, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831 and in Book 6921, page 226; (4) Charters of record in Book 6665, page 6, amended in Book 6921, page 218, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (5) Easements of record in Book 3702, page 250, Book 4298, page 491; (6) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 649, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 316 Boxmere Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of March, 19 96

Shannon Butler Terry
SHANNON BUTLER TERRY

Cayce Virginia Terry
CAYCE VIRGINIA TERRY

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9974 PG 774

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON BUTLER TERRY AND WIFE, CAYCE VIRGINIA TERRY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of March 19 96.

My commission expires 11-28-98 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

015851
IDENTIF. ↑ REFERENCE

96 MAR 11 AM 10:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6862 03/11 0101 03CHECK 490.00

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Beth M. Brock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 1996

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

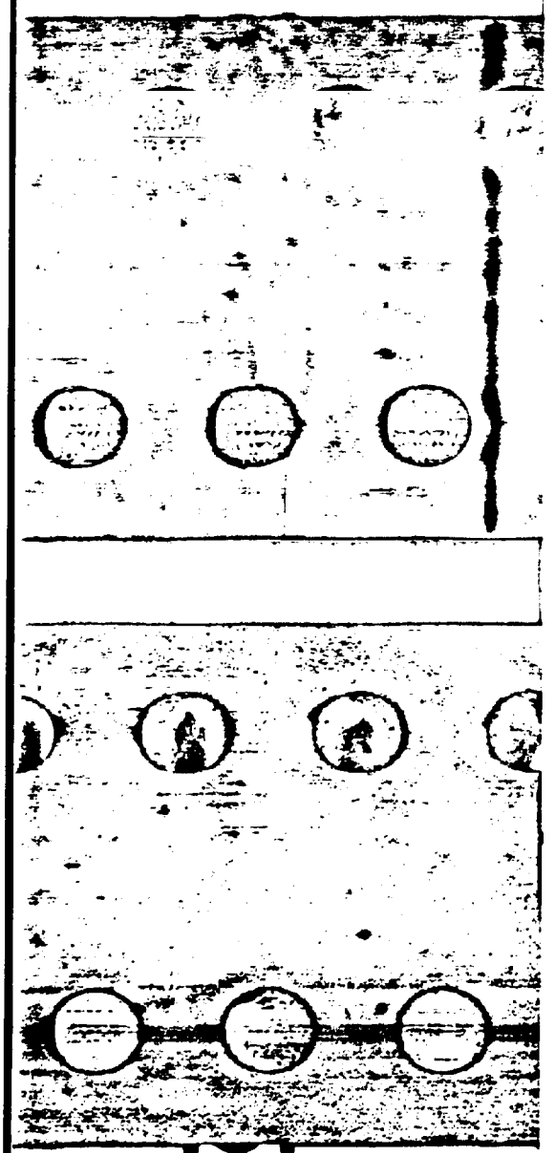
Notary Public

WARRANTY DEED

FROM
SHANNON BUTLER TERRY AND WIFE,
CAYCE VIRGINIA TERRY

TO
KENNETH N. COOPER AND WIFE,
SANDRA H. COOPER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9974 PG 775

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

03/11/96 01 10:19 0001 6862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158651
IDENTIF. ↑ REFERENCE

96 MAR 11 AM 10: 15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014954