BOOK 10089 PG 453

Box 44

THIS INSTRUMENT PREPARED BY:
Kathryn H. Pennington
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Michele Cooper
Affiant

Subscribed and sworn to before me, this 14th day of June, 1996.

Kathryn H. Pennington
Notary Public

My Commission Expires: 1/28/98

96 JUN 18 AM 9:25 REGISTER DAVIDSON COUNTY, TN

0193637 INSTRUMENT # REFERENCE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John C. Cooper and wife,	Norwest Mortgage, Inc.	
Charlotte S. Cooper	215 Centerview Drive	Map 131-01-098
3409 Trimble Road	Suite 111	7DA 45195
Nashville, TN 37215	Brentwood, TN 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN V. ZIESIG AND WIFE, DEANNA ZIESIG,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN C. COOPER AND WIFE, CHARLOTTE S. COOPER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Russwood Heights, of record in Book 2133, pages 12 and 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 246.7 feet on the westerly side of Trimble Road and runs back 148.6 feet on the northerly line and 210 feet on the southerly line to a dead line, measuring 183 feet thereon.

Being the same property conveyed to Kevin V. Ziesig by deed from Ronald O. Baird and wife, Cheryl D. Baird, of record in Book 9036, page 894, Register's Office for said County.

It is hereby agreed and understood that Kevin V. Ziesig and Kevin Ziesig are one and the same person.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2133, pages 12 and 13, Register's Office for said County.

This is improved property known as 3409 Trimble Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14 day of June, 1996.

Kevin V. Ziesig

Deanna M. Ziesig

By: Kevin Ziesig, 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, **KEVIN V. ZIESIG,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 1996.

Notary Public

My Commission Expires: 3/22/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

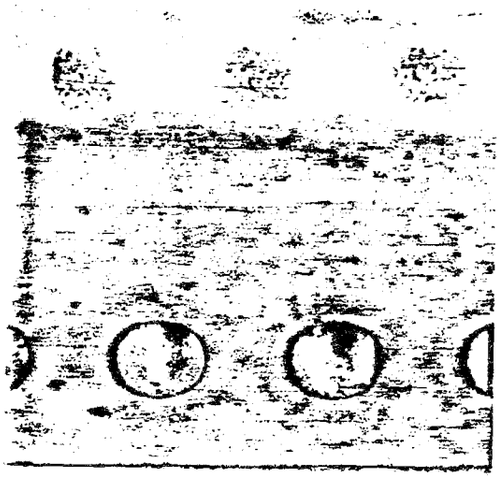
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN ZIESIG,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact** 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.

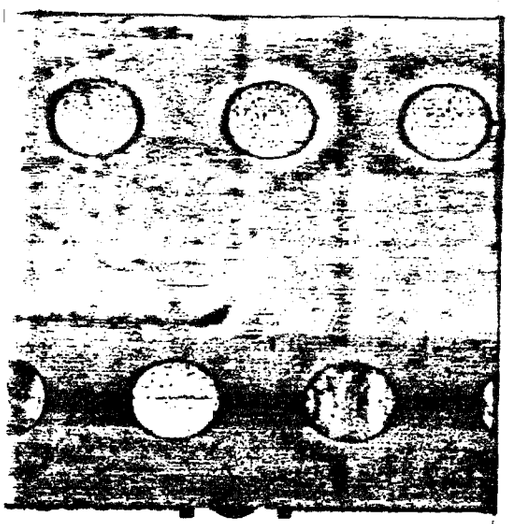
WITNESS my hand, at office, this 14th day of June, 1996.

Notary Public

My Commission Expires: 3/22/98

94 06:08 SUBCHECK 823.00





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

RECEIVED OF _____

FOR _____

BOOK 10089 PG 455

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
				220000.00
				CON TX 814.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 823.00
				CHECK 823.00
06/18/96	01			09:26 0001 4504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193637
IDENTIF. # REFERENCE

96 JUN 18 AM 9:25

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN.

No. 1052307