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

BOOK 10146 PG 750

ADDRESS NEW OWNER:
Christopher R. Cooper and Shannon M. Evans Cooper
904 Libby Lane
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:

Map	75
Group	11
Parcel	281

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, **Tacopa Land, LLC** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher R. Cooper and wife, Shannon M. Evans 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. 64 on the Plan of Meadows of Tulip Grove, Section Three, of record in Plat Book 6900, page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Tacopa Land, LLC by deed from Marshall H. Ragan, Trustee, for Meadows of Tulip Grove Joint Venture, with full powers, dated August 10, 1995, as of record in Book 9762, page 237, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 Libby Lane, 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 an instrument of record in Book 9762, page 248, Register's Office for Wilson 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 6900, page 262, said Register's Office, including but not limited to a minimum building setback line set by Metro Zoning; a 2.5 X foot utility anchor easement located on the southeast front corner of said lot; and a 10 foot easement for public utilities and drainage along the front and rear lot lines of said property.

Real property taxes for 1996 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 Christopher R. Cooper and wife, Shannon M. Evans Cooper, their heirs and assigns, forever; and Tacopa Land, LLC, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 hand this the 1st day of August, 1996.

TACOPA LAND, LLC

By: Billy C. Robinson,
Managing Member

3596 08/06 0101 03CHECK 349.33

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Billy C. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Mmber (or other officer authorized to execute the instrument) of the Tacopa Land, LLC , the within named bargainor, a corporation, and that he as such Managing Mmber, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Managing Mmber.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 1st day of August, 1996.

Patricia M. Durin
NOTARY PUBLIC

PATRICIA M. DURIN 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 $ 90,900.00.

Christopher R Cooper
AFFIANT

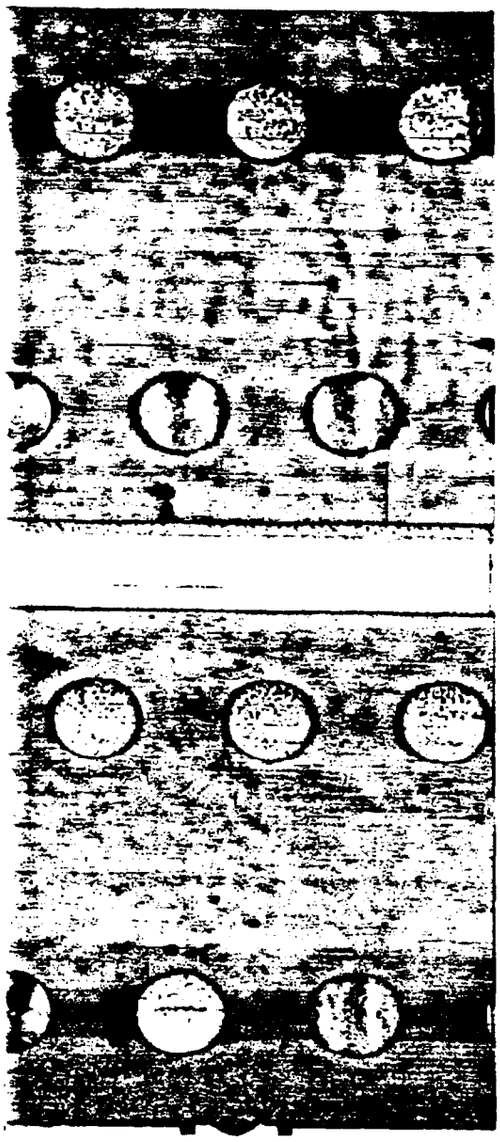
Subscribed and sworn to before me
this 1st day of August, 1996.

Patricia M. Durin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96 AUG -6 AM 8:39
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
021344



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

RECEIVED OF _____

FOR _____

BOOK 10146 PG 753

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 90900.00
				CON TX 336.33
				PRFEE 1.00
				WDEED 12.00
				TOTAL 349.33
				CHECK 349.33
			08/06/96 01	08:42 0001 3596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211344
IDENTIF. ↑ REFERENCE

96 AUG -6 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1071162