BOOK 11007 PAGE 180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Andrea L. Woodruff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 12-23-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea L. Woodruff (NAME)	New South Federal Savings Bank (NAME)	32-13-11
4209 Winterbrook Road (ADDRESS)	1900 Crestwood Blvd. (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Birmingham, AL 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Michael T. Cooper and wife, Jacquelyn M. Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea L. Woodruff, an unmarried person

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. 17 on the plan of Timbertrail Subdivision, Section 1, of record in Book 5200, Page 205, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael T. Cooper and wife, Jacquelyn M. Cooper by Warranty Deed from Radnor Homes, Inc. of record in Book 6186, Page 182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Davidson taxes for the year 1998 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES who will be responsbile for payment of said taxes when they become due and payable.

Subject to a Plan of record in Plat Book 5200, Page 205 said Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5522, Page

CONTINUED

unimproved ( )
This is improved (X) property, known as 4209 Winterbrook Road, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of June 19 98

Michael T. Cooper

Jacquelyn M. Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Cooper and wife, Jacquelyn M. Cooper

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 24th day of June, 19 98.

Commission expires 12-23-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

9750 07/06 0101 03CHECK 288.13

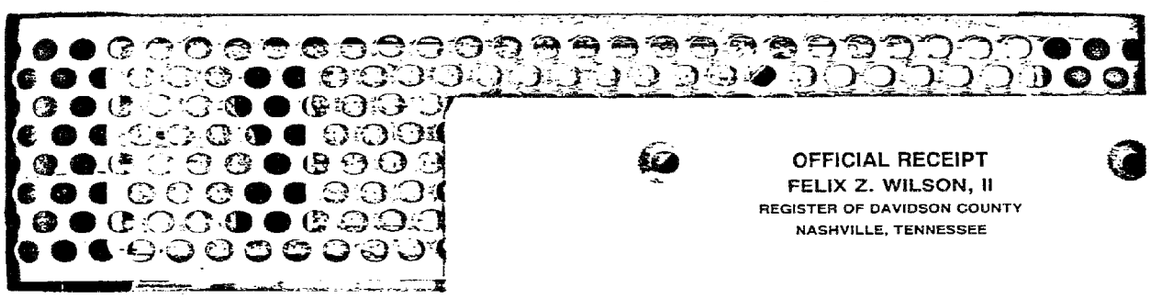
LEGAL DESCRIPTION CONTINUATION

681, and Book 5649, Page 567, Register's Office ~~for~~ Davidson County, Tennessee.

98 JUL -6 PM 1:42

0458907

IDENTIF. A REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 11007 PAGE 182

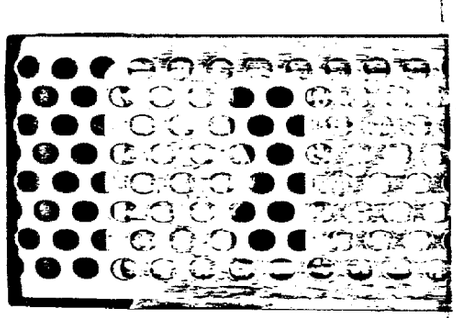
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74900.00
CON TX 277.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 288.13
CHECK 288.13

07/06/98 01 13:42 0001 5750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0458907
IDENTIF. # REFERENCE

98 JUL -6 PM 1:42

REGISTER
DAVIDSON COUNTY, TN.

No. 1315502