BOOK 11375 PG. 720

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 840,000.00

R Seth Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 99

PATRICIA NICHOLAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Patricia Nicholas
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/24/01

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Seth Cooper (NAME)	Owner (NAME)	MAP 117-10
2311 Valley Brook Road (ADDRESS)	(NAME)	PARCEL 44
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(ADDRESS) (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, John C. Spooner and wife, Dianne E. Tankersley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Seth Cooper and wife, Suzanne 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. 7 of Block 2 on the Plan of Woodmont Estates, of record in Book 974, page 29, Regisetr's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John C. Spooner and wife, Dianne E. Tankersley by deed from James A. Crafton and wife, Kimberly C. Crafton, of record in Book 9638, page 576, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 974, page 29, said Register's Office.

99 MAR -9 AM 11:05
RECEIVED
DAVIDSON COUNTY, TN.

CHECK # REFERENCE
05586656

unimproved ( )
This is improved (X) property, known as 2311 Valley Brook Road, Nashville, Tennessee 37215
(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 1st day of March 19 99

John C. Spooner

Dianne E. Tankersley

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 John C. Spooner and wife, Dianne E. Tankersley

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 Nashville Tennessee, this 1st day of March 19 99.

Commission expires 3/24/2001

Notary Public

SCRIGGS ROBERT F. NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE PUBLIC AT LARGE Exp 03/24/2001

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

6009 03/09 0101 03CHECK 3119.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0558656

IDENTIF. & REFERENCE

99MAR-9 AM11:05

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	840000.00
CON TX	3108.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	3119.00
CHECK	3119.00

03/09/99 01 11:04 0001 6009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435163