**THIS INSTRUMENT PREPARED BY:**
**George E. Mudter, Jr., Esq.**
**2000 Richard Jones Road**
**Suite 110**
**Nashville, Tennessee 37215**
**(615) 383-4429**

**FTEC File No.** 16505
**File** BOX 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 699,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June 1999.

Notary Public

My Commission Expires: My Commission Expires SEPT. 20, 20[illegible]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| MR/MRS. ROBERT H. COOPER | 1st MARINER MORTGAGE CORP. | MAP 145-4 |
| 1021 Tyne Boulevard | 1801 South Clinton St. | PARCEL 20 |
| Nashville, Tennessee 37220 | Baltimore, Maryland 21224 | FB# OH 11388 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WALTER H. MERRILL AND WIFE, MORGAN VAN ZANDT MERRILL, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT H. COOPER III AND WIFE, JENNIFER E. COOPER, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**This is improved property located at** 1021 Tyne Boulevard, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

D653 06/11 01:01 03CHECK 2597.30

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 1999.

Walter H. Merrill
WALTER H. MERRILL

Morgan Van Zandt Merrill
MORGAN VAN ZANDT MERRILL

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WALTER H. MERRILL AND WIFE, MORGAN VAN ZANDT MERRILL, 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 9th day of June, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

WARDEED

FILED 99 JUN 11 PM 12:16
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

RECEIVED & RECORDED

U598850

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of the First Addition to Lealand Manor, described according to a survey made by Lewis D. Justice, Surveyor, December 12, 1945, as follows:

Beginning on the southerly margin of Tyne Boulevard at the common corner of Lot Nos. 1 and 2; thence with the line between said lots southwardly 440 feet to the southwest corner of Lot No. 2; thence with the south line of said Lot No. 2 eastwardly 200 feet to the common corner of Lot Nos. 2 and 3; thence with the line between said lots northwardly 448 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of said Boulevard westwardly 200 feet to the point of beginning.

Being the same property conveyed to Walter H. Merrill and wife, Morgan Van Zandt Merrill by deed from Kay Duff George, Leona M. Duff and Anne Duff Blackman of record in Book 6101, page 870, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 6421, page 894, said Register's Office.

# 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 |

0598850

IDENTIFICATION REFERENCE

99 JUN 11 PM 12:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11524 PG. 283

| | |
|---|---|
| CAMT | |
| | 699000.00 |
| CON TX | 2586.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 2597.30 |
| CHECK | 2597.30 |

06/11/99 01 12:19 0001 8683

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1473136