THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ ~~102,200.00~~

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 28th day of June 1999

Notary Public

My Commission Expires: 9-29-2001

BOOK 11554 PAGE 394

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DOUGLAS P. COOPER 832 Stoner Mill Lane Hermitage, Tennessee 37076	FRANKLIN AMERICA MORTGAGE 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 76-9 PARCEL 9

7243 07/01 0101 03CHECK 389.14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND TWO HUNDRED AND NO/100---------- ($ 102,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, WINSTON GRINER AND WIFE, STEPHANIE GRINER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DOUGLAS P. COOPER AND WIFE, MARIE A. 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:

BEING Lot No. 26 on the Plan of Stoner Mill Subdivision as of record in Plat Book 6900, page 904, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Winston Griner and wife, Stephanie Griner, by Quitclaim Deed from Omega Service, Inc. of record in Book 11554, page 388, Register's Office for Davidson County, Tennessee.

0606828
IDENTIF. & REFERENCE

99 JUL -1 PM 5:29
CHARLIE GARRETT REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 832 Stoner Mill Lane, Hermitage, Tennessee 37076

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Stoner Mill Subdivision of record in Book 6900, page 904, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of June, 19 99.

WINSTON GRINER

STEPHANIE GRINER

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MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 WINSTON GRINER AND WIFE, STEPHANIE GRINER, 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 this 28th day of June, 19 99.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 ___ 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 this _____ day of _____, 19 ____.

Notary Public

My Commission Expires: _____

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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060828

1 IDENTIF. APPLICATION REFERENCE

99 JUL -1 PM 5:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	102200.00
CON TX	378.14
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	389.14
CHECK	389.14

07/01/99 01 17:31 0001 7243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485676