THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200004030033096 Page: 1 OF 2
REC'D FOR REC 04/03/2000 3:02:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $398.86

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,800.00

Donald R. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March

Notary Public

MY COMMISSION EXPIRES 7-7-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Griggers	owners	MAP 95-15
(NAME)	(NAME)	
211 Disspayne Drive		PARCEL 20
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(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, Cooper Brothers Land Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Griggers and wife, Marci V. Griggers and Donald R. Vaughn and wife, Donna L. Vaughn

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:

A tract of land in Donelson, Metropolitan Nashville - Davidson County, Tennessee, being located at the intersection of Lebanon Pike and Disspayne Drive, north of Lebanon Pike and east of Disspayne Drive, and described according to a survey of Ragan-Smith Associates, job no. 95-073, work order no. 4884, dated April 26, 1995 as follows:

BEGINNING at a set iron pin at the intersection of the north margin of Lebanon Pike and the east margin of Disspayne Drive; thence, North 38 degrees 35 minutes 52 seconds West along the east margin of Disspayne Drive, a distance of 555.04 feet to an existing iron pin at the southwest cornet of Lot 17, Resubdivision of Lot 17 Stanford Country Club Estates, Section One, as recorded in Plat Book 6050, page 459, Register's Office for Davidson County, Tennessee; thence, with the south line of said Lot 17, North 46 degrees 51 minutes 15 seconds East, passing an existing iron pin at 114.05 feet, the common corner of Lot 17 and Lot 17A of said Resubdivision of Lot 17, a total distance of 138.15 feet to a set iron pin at the northwest corner of Jeffrey C. Sulcer, recorded in Book 9224, page 722; said Register's Office; thence, with the west line of Sulcer, South 44 degrees 38 minutes 06 seconds East, a distance of 565.15 feet to an existing iron pin in the north margin of Lebanon Pike; thence, along the north margin of Lebanon Pike with a 3402.75 foot radius curve (delta 03 degrees 19 minutes 15 seconds) to the right a distance of 197.22 feet, (said curve having a chord bearing and distance of South 50 degrees 14 minutes 47 seconds West, 197.94 feet) to a point of beginning and containing 2.156 acres, more or less.

This conveyance is made subject to the perpetual highway easement of record in Book 4773, page 487, said Register's Office, the sewer easement of record in

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3008 Lebanon Pike, Nashville, Tennessee 37214
(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 31st day of March,

Cooper Brothers Land Co.
By: William P. Cooper III
William P. Cooper, III, Partner

James H. S. Cooper, Partner

John N. P. Cooper, Partner

LEGAL DESCRIPTION CONTINUATION

Book 5250, page 701, said Register's Office, and an unrecorded easement for power and telephone line crossing the described property to the adjacent "Sulcer" tract, as well as all zoning and codes regulations as may affect the property herein described.
BEING the same property conveyed to Cooper Brothers Land Co., by deed from Ruby Elizabeth Peek's Offspring, of record in Book 9672, page 889, Register's Office for Davidson County, Tennessee.

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William P. Cooper, III, John N. P. Cooper and James H. S. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfacrory evidence) and who, upon oath, acknowledged themselves to be all the partners of Cooper Brothers Land Co. the within named bargainor, a Partnership, and that as such partners, executed the forgoing instrument for the purpose therein contained, by signing the name of the Partnership by themselves as Partners.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2000.

_____ my commission expires: 5-14-2003
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.