RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)38759 FILE BOX "7"

Instr:200004110036321 Page: 1 OF 2
REC'D FOR REC 04/11/2000 10:14:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $112.85

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,500.00.

Michelle Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY

Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MICHELLE CAPPS et al **2124 Oakwood Avenue** **Nashville, Tennessee 37207**	**SAME**	**71-4-215** **12DZ 4160**

FOR AND IN 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, BRYAN C. COOPER and wife, BARBARA F. COOPER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE CAPPS and J. SAMUEL GOSNELL**

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. 353 on the Plan of Joywood Heights, Section 2-A, of record in Plat Book 1424, Page 20, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Flamingo Drive, at the corner of Lots Nos. 352 and 353; thence with said Drive, northwardly 45.6 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly 32.8 feet to the southerly margin of a 50-foot unnamed street; thence with said Street, eastwardly 247.8 feet to the westerly line of the Frank Alley property; thence with said line, southwardly 132.8 feet to an iron pin; thence southwestwardly 75.3 feet to the corner of Lots Nos. 352 and 353; thence with the line between said two lots, northwestwardly 231 feet to the beginning.

BEING the same property conveyed to Bryan C. Cooper and wife, Barbara F. Cooper by deed from Walter E. Walls and wife, Mildred C. Walls of record in Book 9381, page 391, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **2521 Flamingo Drive, Nashville, Tennessee 37207**

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 HANDS THIS 10th DAY OF APRIL, 2000.

Bryan K. Cooper
BRYAN C. COOPER A/K/A BRYAN K. COOPER

Barbara F. Cooper
BARBARA F. COOPER

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 **BRYAN C. COOPER and wife, BARBARA F. COOPER**

A/K/A BRYAN K 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 NASHVILLE, TENNESSEE, this the 10TH DAY OF April, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002