Instr:200004260041269 Page: 1 OF 2
REC'D FOR REC 04/26/2000 9:33:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 20L-040006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Clarence E. Stephens
Affiant

Sworn to and subscribed before me on this the 24th day of April, 2000.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 2-9-2001

CURTIS M. LINCOLN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

MORTGAGEE:

Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Clarence Stephens	Same	053-06-0 010.00
111 Ryburn Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **RAYMOND A. COOPER and wife, LINDA F. COOPER**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CLARENCE E. STEPHENS and wife, VERA I. STEPHENS,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 14 on the Map of Fairway View Subdivision of record in Book 2900, Page 41, Register's Office for said County, described as follows:

SAID Lot No. 14 fronts 70 feet on the Southerly side of Ryburn Drive and extends back 278.5 feet on the Westerly line and 280 feet on the Easterly line to a line in the rear on which it measures 111.82 feet.

BEING the same property conveyed to RAYMOND A. COOPER by instruments of record in Book 10334 and Page 349, and Book 4943, Page 643, Registers' Office for Davidson County, TN.

The said LINDA F. COOPER joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said RAYMOND A. COOPER.

This is improved property known as 111 Ryburn Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 24th day of April, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Raymond A. Cooper
RAYMOND A. COOPER
RC

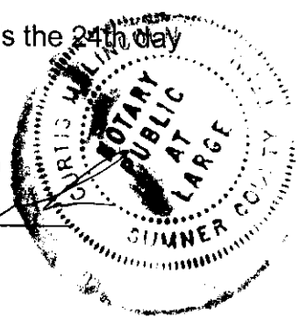
Linda F. Cooper
LINDA F. COOPER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RAYMOND A. COOPER and wife, LINDA F. COOPER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 24th day of April, 2000.



Curtis M. Lunsford
NOTARY PUBLIC

My Commission Expires: 2-9-2001