FILE BOX 19B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/01 15:23 2pgs
Fees:11.00 Taxes:728.90

20010228-0018754

STATE OF TENNESSEE 01-2-13-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 497,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 2001

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EILEEN M. DORAN (NAME)	MORTGAGE EDGE CORPORATION (NAME)	MAP 141-15-0-D
8037 Claytie Circle (ADDRESS)	1355 Beverly Rd., Ste. 330 (ADDRESS)	PARCEL 092CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	McLean, VA 22101 (CITY) (STATE) (ZIP)	F.B.# 09D-80631

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, GLENN S. COOPER AND WIFE, IVY E. COOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EILEEN M. DORAN, UNMARRIED

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. 92 on the Plan of "Sheffield" on the Harpeth, Phase 11, a Planned Unit Development, as of record in Book 6900, Pages 410 & 411, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Glenn S. Cooper and wife, Ivy E. Cooper and Gerald Cooper, a married man, by Deed from Robert D. England and wife, Debra H. England, of record in Book 10228, Page 360, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Glenn S. Cooper and wife, Ivy E. Cooper, by Quitclaim Deed from Gerald Cooper and wife, Brenda Cooper, of record in Book 10816, Page 47, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Sheffield on the Harpeth, of record in Book 6925, Page 900, Book 7145, Page 954, amended in Book 8505, Page 598, Book 8747, Page 97, and Book 9313, Page 806, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

- CONTINUED -

unimproved ( )
This is improved (X) property, known as 8037 Claytie Circle, Nashville, TN 37221
(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 26th day of February 2001

GLENN S. COOPER
IVY E. COOPER Ivy E. Cooper
By: Gail Smith
Gail Smith, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____ .

My commission expires _____

_____
Notary Public

THIS instrument is being executed in behalf of Ivy E. Cooper pursuant to a Power of Attorney executed by same on the 8th day of February, 2001, and being filed for record simultaneously herewith.

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENN S. COOPER, MARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of February, 2001.

My Commission Expires: 05/28/03

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of February, 2001, before me personally appeared GAIL SMITH, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of IVY E. COOPER, and acknowledged that she executed the same as the free act and deed of the said IVY E. COOPER.

My Commission Expires: 05/28/03

Notary Public