WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/01 09:07 2pgs
Fees:11.00 Taxes:510.23
20010521-0052100

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road, Hermitage, TN 37076

H-0125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter L. Christensen (NAME)	Firstar Bank, N.A. (NAME)	
217 Chesterton Court (ADDRESS)	205 West 4th Street (ADDRESS)	053-13-0-054.00
Nashville, Tennessee 37115 (CITY) (STATE) (ZIP)	Cincinnati, OH 45202 (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, Thomas E. Cooper and wife, Shirley M. Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter L. Christensen and wife, Rynda L. Christensen

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. 130 on the plan of Phase I, Kimbolton, of record in Plat Book 6900, pages 276-278, Register's Office for Davidson County, Tennessee to which plat reference is herby made for a more complete and accurate description.

Being the same property conveyed to Thomas E. Cooper and wife, Shirley M. Cooper by Warranty Deed from Phillips Builders, Inc. of record in Book 7419, page 159, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 217 Chesterton Court, Nashville, Tennessee 37115
(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 10th day of May, 2001

Thomas E. Cooper

Shirley M. 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 Thomas E. Cooper and wife, Shirley M. 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 Hermitage, Tennessee, this 30th day of May, 2001.

Commission expires 7/26/03

Notary Public

SARAH TYLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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