21-1-4MD

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **May, 2001** by and between **AMI DIXON - RAINS and CHRISTOPHER SCOTT RAINS** , herein after referred to as GRANTOR, and **LEEANN M. COOPER, ', and ANTHONY B. COOPER** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No, 29, on the Revised Plan of Cedar Creek, Phase One, of record in Plat Book 6900, page 848, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ami Dixon-Rains, married, by Deed from Timothy N. Douglas and wife, Jimmie F. Douglas of record in Book 9733, page 961, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 312 SCOTTS CREEK PLACE, HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 06/11/01 13:47 2pgs
Fees:11.00 Taxes:399.60
20010611-0061245

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein. and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ami Dixon-Rains

AMI DIXON - RAINS
Signature of Seller

CHRISTOPHER SCOTT RAINS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **AMI DIXON - RAINS and CHRISTOPHER SCOTT RAINS** , the within named bargainors, 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, at office, this **29th** day of **May, 2001.**

My Commission Expires NOV. 24, 2001 Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
LEEANN M. COOPER and ANTHONY B. COOPER
512 OLD HICKORY BLVD #219, NASHVILLE, TN 37209

Send Tax Statements to:
Franklin American Mortgage
501 Corporate Centre Dr. Suite 400, Franklin, TN 37067

Map & Parcel 75-12-A-29CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$108,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **May, 2001.**

My Commission Expires NOV. 24, 2001 Notary Public

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-440