Sue Box 13
Return To:

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville TN 37211
615-777-2011
2165

WARRANTY DEED

THIS INDENTURE is made and entered into this 5TH day of September, 2001, by and between DON R. WHITLEY and SHIRLEY J. WHITLEY, HUSBAND AND WIFE, hereinafter called Grantors, and MARK S. COOPER, A MARRIED MAN, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, DON R. WHITLEY and SHIRLEY J. WHITLEY, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto MARK S. COOPER, A MARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2720 AIRWOOD DRIVE, NASHVILLE, TN 37027.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 10/02/01 15:45 3pgs
Fees:18.00 Taxes:451.40
20011002-0106722

Don R Whitley
DON R. WHITLEY
Signature of Seller

Shirley J. Whitley
SHIRLEY J. WHITLEY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DON R. WHITLEY and SHIRLEY J. WHITLEY, HUSBAND AND WIFE, the within named bargainors, 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, at office, thi 5th day of September 2001.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

MARK S. COOPER, A MARRIED MAN

2720 AIRWOOD DRIVE
NASHVILLE, TN 37027

Property Address:

2720 AIRWOOD DRIVE
NASHVILLE, TN 37027

Person Responsible for Taxes:
Principal Residential Mortgage
711 High Street
Des Moines, IA 50392-0740

Map & Parcel #: MAP 95-12-0-A, PARCEL 207.00

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 **$122,000.00** 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.

Heidi J. Clayton
Affiant

Sworn to and subscribed before me, a Notary Public, this 5th day of September, **2001.**

Elizabeth E. Triplett
Notary Public

My Commission Expires: 5/26/02

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 33, on the Plan of Lakeland, Phase two, Section Two, of record in Book 7900, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to DON R. WHITLEY and SHIRLEY J. WHITLEY, HUSBAND AND WIFE, by deed from MARTY PENIX & JAMES DEATRICK JR, of record in INSTRUMENT NO. 20010612-0061898, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 95-12-0-A, PARCEL 207.00).

2. Declaration of Covenants, Conditions and Restrictions for Lakeland, Phase Two, Section Two, of record in Book 7826, Page 462, Register's Office for DAVIDSON County, Tennessee.

3. Supplemental and Ammendment to Declaration of Covenants, Conitions and Restrictions for Lakeland, Phase Two, Section Two, of record in Book 8079, page 801, said Register's Office.

4. Easements and Restriction contains deed of record Book 6781, page 163, said Register's Office.

5. All matters as set forth on the Plan of Lakeland, Phase Two, Section Two, of record in Plat Book 7900, page 103, said Register's Office.

6. Ariticles of Incorporation for Lakeland, Phase Two, Section Two,, Homeowners Association, Inc. of record in Book 7820, page 601, said Register's Office.

7. Deed of Common Elements to Homeowners Association contains conditions of record in Book 8065, page 606, said Register's Office.

8. Bylaws of Homeowners Association of record in Book 7826, page 474, said Register's Office.