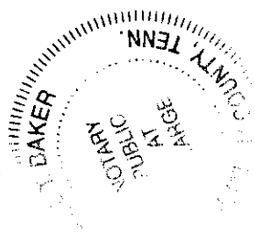
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 01/04/02 08:43 2pgs
Fees:13.00 Taxes:1058.76

20020104-0001370

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES: 1/24/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. McGoldrick (NAME)	Cooperative Mortgage Services, (NAME)	MAP 171-08A,
5408 Cottonport Drive (ADDRESS)	5875 Landerbrook Drive, Ste 220 (ADDRESS)	PARCEL 2.00co
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Mayfield Heights, OH 44124 (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, Brett Alan Hinson and wife, Alice K. Hinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. McGoldrick and wife, Gerri P. McGoldrick

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. 2 on the Plan of Cottonport Plantation, Phase I, a Planned Unit Development, as of record in Book 6900, Pages 529 and 530, 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 Brett Alan Hinson and Alice K. Hinson, husband and wife, by Warranty Deed from Lee H. Gillock and Karen S. Gillock, husband and wife, of record in Instrument No.:200006280064275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, Page 529, said Register's Office; and (c) Declaration of Covenants, Conditions and Restrictions of record in Book 7430, page 784, Book 7565, Page 57, Book 7824, Page 254, Book 7637, Page 925, Book 7897, Page 576, Book 7897, Page 578 and Book 8313, Page 932, said Register's Office; (c) Storm Water Detention Agreement of record in Book 7350, Page 137, said Register's Office; (d) Charter of record in Book 7621, Page 600 and Book 7981, Page 971, said Register's Office; (e)By-Laws of record in Book 10775, Page 37, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5408 Cottonport Drive, Brentwood, TN 37027
(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 31st day of December, 2001

Brett Alan Hinson

Alice K. Hinson

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 Brett Alan Hinson and wife, Alice K. Hinson

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 Nashville, Tennessee, this 31st day of December, 2001.

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