Davidson County DEEDWARR
Recvd: 04/19/02 11:06 3pgs
Fees:18.00 Taxes:1665.00
20020419-0048898

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of April, 2002.

Notary Public

My Commission Expires: 11/27/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Myers
6751 Centennial Blvd
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 079-000-027.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James W. Cooper, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael Myers, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

TRACT I: Beginning at a point on the west right-of-way of Centennial Boulevard, at Station 41 + 71.58 of said Boulevard, said point being the southeast corner of this tract; thence with the west right-of-way of said Boulevard, North 18 deg. 30' West, 250.00 feet to a point, being station 44 + 21.58 of said Boulevard; thence leaving said right-of-way South 71 deg. 30' West 500.0 feet to a point, the northwest corner of this tract; thence South 18 deg. 30' East, 250.0 feet to a point, the southwest corner of this tract; thence North 71 deg. 30' East, 500.0 feet to the point of beginning, containing 2.87 acres, more or less, as surveyed by the Engineering Section, Property Management Division, State of Tennessee, dated February 3, 1972, Drawing No. L-471.

Being the same property conveyed to James W. Cooper, unmarried, by deed from Southeastern Incorporated, a Tennessee corporation, of record in Book 9563, page 842, Register's Office for Davidson County, Tennessee.

TRACT II: Beginning at an iron rod set on the westerly right-of-way line of Centennial Boulevard, said iron rod being located North 15 deg. 11 min. 27 sec. 447.78 feet from the point of beginning of tract one at a common corner with National Service Industries, Inc. and the National Baptist Publishing Board as of

record in Deed Book 4704, page 904, said point also being a new corner creating a severance line through the property of National Service Industries, Inc.;

Thence with said line the following bearings and distances: South 74 deg. 24 min. 50 sec. West, 70.24 feet to an iron rod set; South 75 deg. 03 min. 48 sec. West, 74.34 feet on an iron rod set; South 74 deg. 37 min. 43 sec. West, 88.59 feet to an iron rod set; South 75 deg 19 min. 56 sec. West, 86.93 feet to an iron rod set; South 74 deg. 06 min. 22 sec. West, 36.00 feet to an iron rod set; South 75 deg. 15 min. 32 sec. West, 143.83 feet to an iron rod set, said iron rod being located in the easterly line of the State of Tennessee Tract;

Thence with the line of the State of Tennessee, North 15 deg. 11 min. West, 1.10 feet to an iron rod set, said point being the southwest corner of James W. Cooper as recorded in Deed Book 9563, page 842, Register's Office for Davidson County, Tennessee.

Thence with said James W. Cooper's southerly line, North 74 deg. 48 min. 33 sec. East, 499.91 feet to a PK nail set in the westerly right-of-way line of Centennial Boulevard, also being the southeast corner of James W. Cooper.

Thence with the westerly right-of-way line of Centennial Boulevard, South 15 deg. 11 min. 27 sec. East, 2.15 feet to the point of beginning and containing 1,068 square feet or 0.025 acres, more or less, according to a survey of Jimmy W. Springer TN Reg. No. 825 dated February 18, 1999.

Being the same property conveyed to James Cooper by Quitclaim Deed from National Service Industries, Inc. a California Corporation f/k/a NSI Enterprises, Inc., a California Corporation, of record at Instrument # 2002 020600 16474, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

Subject to a Right-of-way to Centennial Boulevard.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6751 Centennial Blvd, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 18th day of April, 2002.

James W. Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Cooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2002.

Notary Public

My Commission Expires: 11-14-05

