Davidson County DEEDWARR
Recvd: 05/21/02 10:38 2pgs
Fees:12.00 Taxes:0.00
20020521-0061788

RE-RECORD

Return to:

12-1-344

E.LO

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

Davidson County DEEDWARR
Recvd: 05/10/02 10:43 2pgs
Fees:13.00 Taxes:752.95
[redacted]
20020510-0057840

**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 **9th** day of **May, 2002** by and between **Charles Kenny Cooper and wife, Sheryl B. Cooper** , herein after referred to as GRANTOR, and **William J. Thomson and wife, Latecia F. Thomson** , 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 **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sheffield on the Harpeth, as of record in Book 6900, Pages 10 and 11, said Register's Office.**

**Said Lot No. 65 fronts 77.76 feet on the easterly margin of Staffordshire Drive and runs back 131.20 feet on the north line and 138.54 feet on the south line to a line in the rear which measures 88.21 feet thereon.**

**Being the same property conveyed to Charles Kenny Cooper and wife, Sheryl B. Cooper by Warranty Deed from Randall Phillips Builders, Inc., a Tennessee Corporation, of record in Book 7277, Page 359, Register's Office for Davidson County, Tennessee.**

**This is improved/unimproved property known as: 7504 Staffordshire Drive, Nashville, Tennessee 37221**

**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.

Charles Kenny Cooper
**Charles Kenny Cooper**
Signature of Seller

Sheryl B. Cooper
**Sheryl B. Cooper**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, **Charles Kenny Cooper and wife, Sheryl B. Cooper** , 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 **9th** day of **May, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
**William J. Thomson and Latecia F. Thomson**
**7504 Staffordshire Drive, Nashville, Tennessee 37221**

Send Tax Statements to:
**NAVY FEDERAL CREDIT UNION**
**HIGHWAY 70 WEST #426, HAVELOCK, NC 28532**

**MAP AND PARCEL--1~~41-41-9D-32.00~~** 00
141-15-D-65.

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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 **$203,500.00** 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 **9th** day of **May, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-344