Prepared by Randle S. Davis, Lassiter, Tidwell & Hildebrand, PLLC, 150 4th Ave N #1850, Nashville, Tennessee 37219.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
The Gerald Cooper Family Trust 246 White Bridge Road Nashville, TN	c/o Gerald Cooper, Trustee 6605 Harcourt Circle Nashville, TN	Map Parcel

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, Gerald Cooper, as Executor of the Estate of Brenda G. Cooper (hereinafter referred to as GRANTOR), which is currently being probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 98937, does hereby grant, transfer, and convey unto Gerald Cooper and Susan R. Greenbaum , as Trustees of The Gerald Cooper Family Trust,(created by Testamentary Trust under the Last Will and Testament of Brenda G. Cooper, dated 12/5/97, and recorded in Will Book 221, Page 132 of said Court)(hereinafter referred to as GRANTEE), his successors and assigns, all of Grantor's right, title and interest in certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

[See Exhibit A attached hereto and incorporated herein by reference.]

This is improved property known as 246 White Bridge Road, Nashville, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR covenants it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered (except for 2002 property taxes, not yet due). GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming under GRANTOR.

Witness my hand this 15th day of April 2002.

Gerald Cooper

Gerald Cooper, Executor

Davidson County DEEDWARR
Recvd: 05/31/02 16:03 3pgs
Fees:17.00 Taxes:0.00

20020531-0066362

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Randle S. Davis, a Notary Public in and for said County and State, personally appeared Gerald Cooper, as Executor for the Estate of Brenda G. Cooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Randle S. Davis

NOTARY PUBLIC

My Commission Expires: 09/25/04

{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(D)}

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

By: Gerald Cooper
Gerald Cooper, Trustee of
The Gerald Cooper Family Trust

Sworn to and subscribed before me this 15th day of April 2002.

NOTARY PUBLIC

My Commission Expires: 09/25/04

Exhibit A
Property Description

Certain tracts or parcels of real estate located in Davidson County, Tennessee, and within the corporate limits of the City of Nashville, and being more particularly described as follows:

> Unit No. A-9, of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq,., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being that same property conveyed to Brenda Cooper by deed from Gerald Cooper of record in book 10994, page 322.

This is improved property known as Unit A-9, Dunham's Station Condominium, 246 White Bridge Road, Nashville, Tennessee.