E.LO

Davidson County DEEDWARR
Recvd: 06/06/02 10:04 2pgs
Fees:13.00 Taxes:582.75

20020606-0068745

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 **3rd** day of **June, 2002** by and between **Michael J. Cooper and Lisa S. Cooper** , herein after referred to as GRANTOR, and **Joshua Phipps***, herein after referred to as GRANTEE. *and EdilGrace Pecson

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, TN, being Lot No. 353 on the Plan of Caldwell Hall, Section III, of record in Book 2900, page 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Cooper and wife, Lisa S. Cooper, by Warranty Deed from Douglas J. Blackburn and wife, Susan C. Blackburn or record in Book 10429, page 438, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 308 Lynn Drive, Nashville, TN

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.

Michael J. Cooper
Signature of Seller

Lisa S. Cooper
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Michael J. Cooper and Lisa S. 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 **3rd** day of **June, 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:
Joshua Phipps
308 Lynn Drive, Nashville, TN

Send Tax Statements to:
GMAC Mortgage Corp., 200 Century Parkway, Mount Laurel, NJ 08054

map & parcel 147 -010 -077.00

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 **$157,500.00** 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 **3rd** day of **June, 2002.**

Notary Public

My Commission Expires: _____

TAMMY I. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 25, 2003

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-350