WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/02 10:03 2pgs
Fees:13.00 Taxes:323.75

20020607-0069435

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Cooper (NAME)	Same As New Owner (NAME)	MAP 043-03-0
529 Myatt Drive (ADDRESS)	(ADDRESS)	PARCEL 003.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Aaron T. Walker and wife, Robin M. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Cooper

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 lying within Davidson County, Tennessee and being Lot 2 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the east right-of-way line of Myatt Drive, said point being the Southwest corner of Lot 2 and a corner common with Lot 1, Rivergate Industrial Park, said point being located South 20 deg. 22' 00" East, 282.00 feet from the south right-of-way return of Myatt Industrial Drive; thence with the east right-of-way line of Myatt Drive, North 20 deg. 22' 00" West 104.00 feet to a point, a corner common with Lot 3, Rivergate Industrial Park; thence with Lot 3, North 69 deg. 38' 00" East 200.00 feet to a point, a corner common with Lot 3 in the west line of Lot 5, Rivergate Industrial Park; thence with Lot 5, South 20 deg. 22' 00" East, 104.00 feet to a point, a corner with Lot 2 in the west line of Lot 5; thence with Lot 2, South 69 deg. 38' 00" West 200.00 feet to the point of beginning, containing 20,800 square feet, 0.48 acre, more or less.

BEING part of the same property conveyed to Aaron T. Walker and wife, Robin M. Walker by Warranty Deed from R. Clayton McWhorter of record in Book 11593, page 759, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved (X)
This is improved ( ) property, known as 505 Myatt Drive, Madison, TN 37115
(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 hands this 30th day of May 2002

Aaron T. Walker

Robin M. Walker

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 Aaron T. Walker and wife, Robin M. Walker

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 Goodlettsville, Tennessee, this 30th day of May, 2002.

Commission expires 01-28-03

Notary Public

ANNETTE MAPLES NOTARY PUBLIC AT LARGE SEVIER COUNTY TENNESSEE

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