Return To:
First Title & Escrow
File Box 9B
#19116

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***420,000.00.

Affiant

Subscribed and sworn to before me this 25th day of July, 2002.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

ADDRESS OF NEW OWNER

MICHAEL KANE COOPER
2008 20th Avenue, South
Nashville, Tennessee 37212

SEND TAX BILLS TO

SUNTRUST BANK
201 4th Avenue, N.
Nashville, Tennessee 37219

MAP & PARCEL NOS.

MAP 104-12
PARCEL 145

Davidson County DEEDWARR
Recvd: 08/05/02 13:59 2pgs
Fees:13.00 Taxes:1554.00
20020805-0093748

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($***420,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, HOLLAND J. HELTON and N. PAIGE TREWHITT, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto MICHAEL KANE COOPER and wife, MARY BETHANY JACKSON, (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:

BEING the northerly 50.0 feet of Lot No. 16 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 56, Register's Office for Davidson County, Tennessee.

SAID northerly part of Lot No. 16 fronts 50.0 feet on the easterly side of 20th Avenue, South and runs back eastwardly between parallel lines 189.0 feet to an alley.

BEING the same property conveyed to Holland J. Helton and N. Paige Trewhitt, husband and wife, by deed from Phyllis Unger Hiller, unmarried, of record as Instrument No. 200008030076878 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2008 20th Avenue, South, Nashville, Tennessee 37212

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the Revised Plan of George W. Blair's S/D of Belmont Heights of record in Book 332, page 56, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25 day of July, 2002.

HOLLAND J. HELTON

N. PAIGE TREWHITT

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 HOLLAND J. HELTON and N. PAIGE TREWHITT, the 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 and official seal this 25 day of July, 2002.

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee