PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(SK) Title No: 43651
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/07/02 11:23 2pgs
Fees:13.00 Taxes:1000.85
20020807-0095054

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher S. Koehner Elizabeth L. Koehner 3710 Trimble Road Nashville, Tennessee 37205	Taylor, Bean & Whitaker 101 NE 2nd St. Ocala, FL. 34476

TAX MAP-PARCEL NUMBERS: 130-08-039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $270,500.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John F. Cooney, as Executor of the Will of John J. Cooney, Jr., hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Christopher S. Koehner and spouse, Elizabeth L. Koehner hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, Being the east 120 feet of Lot No. 1 and the east part of the south 70 feet of lot No. 2 on the Plan of Comptonwood, as of record in Book 974, page 10, Register's Office for said County, being more particularly described as:

Beginning at a point in the northerly margin of Trimble Road 187.5 feet from Estes Road and fronting 120.0 feet on Trimble Road, with a depth of 170.0 feet between parallel lines, measuring 120.0 feet on the rear.

BEING the same property conveyed to John J. Cooney, Jr. and wife, Ida F. Cooney by deed from M.A. Borchert and wife, Ellen Marie Borchert of record in Book 6188, page 447, said Register's Office. The said John J. Cooney, Jr. and Ida F. Cooney have since died, with Ida F. Cooney predeceasing John J. Cooney, Jr.. The Last Will and Testament of John J. Cooney, Jr. of record in Will Book 2586-474727 (Docket No. O1P1796) in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) appointed John F. Cooney as Executor, with full power to sell subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974 Page 10, said Register's Office; Restrictive Covenants of record in Book 3919, page 51, said Register's Office.

This is improved property, known as: 3710 Trimble, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2002.

John F. Cooney, Executor

John F. Cooney as Executor of the Will of John J. Cooney, Jr.

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **John F. Cooney**, to me known (or proved to me on the basis of satisfactory evidence), to be Executor of **The Will of John J. Cooney, Jr.**, the within named bargainor, an Estate, and acknowledged the execution of the foregoing instrument as such Executor for the purposes therein contained.

Witness my hand and official seal on July 29, 2002.

Notary Public

My Commission Expires: [illegible]

State of TENNESSEE

County of DAVIDSON

My Commission Expires: [illegible]

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $70,500.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2002

Charlotte A. Bethel

Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE