STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $ 196,000.00.

Affiant

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trisha Ann Jung	Franklin American Mortgage	Map: 150-12-0-B-014.00CO
(NAME) 3808 Park Royal Lane	(NAME) 501 Corporate Centre	
(ADDRESS) Antioch TN 37013	(ADDRESS) Franklin, Tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JAMES F. COOPER AND WIFE, JUDY R. COOPER, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto TRISHA A. JUNG, 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 in Davidson County, Tennessee, being all of Lot No. 14, on the FINAL P.U.D. PLAN, PLANNED UNIT DEVELOPMENT, RE-SUBDIVISION OF LOTS 1, 2, 10, 11, 12, 14, 15, 16, 24 & 25, KENSAL GREEN, SECTION ONE, as shown by plat appearing of record in Plat Book 7900, page 631, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James F. Cooper and wife, Judy R. Cooper by Warranty Deed of record in Book 9464, Page 910, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 7619, page 647, Book 7619, page 677, Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770 as amended of record in Book 8708, page 630 and Book 9065, page 744; By-Laws of record in Book 7619, page 679 as amended of record in Book 9509, page 363 and Book 9647, page 472; Charter of Homeowners' Association of record in Book 7661, page 37; Quitclaim Deed to Somerset for Open Space Book 7768, page 455; and, any and all matters as shown on plat of record in Plat Book 7900, page 631; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3808 Park Royal Lane, Antioch, TN 37013
(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 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 08/30/02 10:35 2pgs
Fees:13.00 Taxes:725.20
20020830-0105177

Witness our hands this 28th day of August, 2002.

James F. Cooper

Judy R. Cooper

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James F. Cooper and Judy R. Cooper husband and wife who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076