Box 13
#4142

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 12714A

MAP/GROUP/PARCEL:
043-05-0/110.00

NEW OWNER'S NAME AND ADDRESS:
VANESSA M. COOPER
806 Bixler Avenue
Madison TN 37115

SEND TAX BILLS TO:
~~New Owner~~ ABN AMRO Mortgage Group
PO Box 57068
Irvine CA 92619

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, GLORIA A. SMITH, A SINGLE WOMAN, hereinafter called Grantor, does hereby transfer and convey unto VANESSA M. COOPER, A SINGLE WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 OF BLOCK "A" ON THE MAP OF CEDARCREST ESTATES, OF RECORD IN BOOK 974, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 806 BIXLER AVENUE, Madison, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Book 10066, Page 175, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Davidson County DEEDWARR
Recvd: 09/16/02 09:45 2pgs
Fees:13.00 Taxes:299.70
20020916-0112159

Gloria A. Smith
GLORIA A. SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GLORIA A. SMITH, A SINGLE WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of August, 2002.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

My Commission Expires:
1-25-06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $81,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006