RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1257

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 050-16-0
PARCEL: 018.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Dameon E. Cooper and Anginita Robinson
356 Oakview Drive
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 10/10/02 16:29 2pgs
Fees:13.00 Taxes:427.50
20021010-0124713

WARRANTY DEED

THIS INDENTURE, made this 12th day of September, 2002 between

Eric Brangenberg and wife, Lisa Brangenberg

of Marshall County, Tennessee, hereinafter referred to as **Grantor**, and

Dameon E. Cooper and Anginita Robinson

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, as follows:

Being Lot No. 8, on the Plan of Skyview Subdivision, of record in Plat Book 2331, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Eric Brangenberg and wife, Lisa Brangenberg by deed from Frank E. Hanor and wife, Imogene Hanor of record in Book 10564, Page 711, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Eric Brangenberg

Lisa Brangenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Brangenberg and wife, Lisa Brangenberg the within named 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 at office this 13th day of September, 2002.

Notary

My Commission Expires: 11/2/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $115,540.00.

Affiant

Sworn to and subscribed before me, this 13th day of September, 2002.

Notary Public

My Commission Expires: 11/2/04