RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41356

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/02 13:36 2pgs
Fees:13.00 Taxes:369.63

20021022-0129603

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2002

Notary Public

MY COMMISSION EXPIRES:

MAZER NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Cooper	ABN AMRO Mortgage Group, Inc.	86-7-75
1412 Autumn Knoll	2600 W. Big Beaver Road	
Hermitage, TN, 37076	Troy, Michigan 48084	

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, I/WE,

Thomas E. McPhail, Jr. and wife, Kimberly O. McPhail

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curtis Cooper and wife, Miranda Cooper

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 Lot No. 119 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, pages 517 and 518, Register's Office for said County to which plan reference is made for a more accurate legal description.

Being the same property conveyed to Thomas E. McPhail, Jr. and wife, Kimberly O. McPhail, by Warranty Deed from Elaine Estep, unmarried, of record in Book 9709, Page 945, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1412 Autumn Knoll, Hermitage, TN 37076

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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.

Witness my/our hand(s) this 18th day of October, 2002

Thomas E. McPhail by Kimberly O. McPhail AIF
Thomas E. McPhail, Jr.

Kimberly O. McPhail
Kimberly O. McPhail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kimberly O. McPhail, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 2002.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 18th day of October, 2002, personally appeared Kimberly O. McPhail to me known to be the person who executed the foregoing instrument on behalf of Thomas E. McPhail, Jr. as Attorney in Fact, and acknowledged that Kimberly O. McPhail executed the same as the free act and deed of the said Thomas E. McPhail, Jr..

Witness my hand and official seal this 18th day of October, 2002.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.