This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Erik Cooper
3101-B Wellington Ave.
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Center Dr.
Franklin, TN 37067

MAP	**104-6**
GROUP	**D**
PARCEL	**1.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hugh A. James and wife, Laura L. James** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Erik Cooper and Casey C. Leonetti**, 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 Unit 1 on the Plan of Revised Condominium Site Plan for Wellington Place, of record in Plat Book 5200, page 488, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Hugh A. James and wife, Laura L. James by deed from Arthur C. Butters and wife, Anna M. Butters and Anna Marie Butters Tanner and husband, Gordon Tanner of record in Book 11548, Page 764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Real property taxes for 2002 have been paid. This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 3101-B Wellington Ave., Nashville, Tennessee 37212.

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 do 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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: 12/26/02 16:51 2pgs
Fees:13.00 Taxes:577.20
20021226-0159218

WITNESS our hands this the 13th day of December, 2002.

Hugh A. James by W. T. Roberts as Attorney in fact

Laura L. James by W. T. Roberts as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **W. T. Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Attorney in fact for Hugh A. James and wife, Laura L. James**, and that as said Attorney he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of December, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $156,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of December, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004