Return to:
CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.	This instrument has been prepared by:
Jean A. Miner et. al.	CTX Mortgage Co, LLC	Map: 115-11	Joseph V. Ferrelli
6300 Torrington Road	~~same~~	Parcel: 8	104 Woodmont Blvd.,#115
Nashville, TN 37205	801 94th Ave. North	8DZ 67355	Nashville, TN 37205
	St. Petersburg, FL 33702		

State of Tennessee}
County of Davidson}
The actual consideration of value, whichever is greater for this transaction, is $290,000.00

Affiant

Sworn to and subscribed before me this 21 day of February, 2003.

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission Expires Jan. 25, 2006

This space left blank for Register's use:

Davidson County DEEDWARR
Recvd: 02/27/03 14:13 2pgs
Fees:13.00 Taxes:1073.00

20030227-0026268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **W.R. Cooper, Jr. and wife, Gayle P. Cooper** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Jean A. Miner and her daughter and son-in-law, Amie E. and David T. Bates, as tenants in common, (The Grantees) the property described below. These grantees' respective ownership interests in the property are set forth in an agreement executed by them contemporaneously with this deed. That agreement is incorporated in this deed as completely as if set forth herein verbatim. At Jean ~~Minor~~ Miner's death, her interest shall pass to Amie E and David T. Bates. At the death of Mr. or Mrs. Bates, his or her interest shall pass to the other. If both predecease Ms. ~~Minor~~ Miner, their interests shall pass to Ms. ~~Minor~~ Miner.** The property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of West Meade Estates of record in Book 2663, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 54 fronts 72.26 feet on the northerly terminus of Torrington Road, a dead end road, and runs back between lines 354.8 feet on the westerly line, which is a broken line, and 178.2 feet on the easterly side, to a dead line in the rear on which it measures 370.6 feet.

Being the same property conveyed to W.R. Cooper, Jr. and wife, Gayle P. Cooper from Dorothy F. Petrone, a widow, by deed of record in Book 5219, page 220, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record at Book 2663, page 110, said Register's Office.
3. Any and all other matters of public record.

This is improved property commonly known as 6300 Torrington Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21ST day of February, 2003.

W.R. Cooper, Jr.

Gayle P. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W.R. Cooper, Jr and wife, Gayle P. Cooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged having executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21ST day of February, 2003.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004