WARRANTY DEED

File Box 9-B
First Title and Escrow Co., Inc.
#20048

Davidson County DEEDWARR
Recvd: 02/28/03 10:56 2pgs
Fees:13.00 Taxes:962.00

20030228-0026757

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: ~~January 31, 2004~~ 10-26-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Cooper (NAME)	SunTrust Mortgage, Inc. (NAME)	160-5/13.00
5340 Forest Acres Drive (ADDRESS)	201 Fourth Avenue N/7th Floor (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, James A. Taylor, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~XXXXXXXXXXX~~ Susan Patrice Cooper, married

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. 91 on the Plan of Oak Hill Estates, Section 1, as of record in Book 3700, page 120, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot 91 fronts 160 feet on the westerly side of Forest Acres Drive and extends back 595 feet on the southerly line and 494.58 feet on the northerly line to a dead line measuring 145.56 feet thereon.

Being the same property conveyed to James A. Taylor by deed from Edward H. Whittington and wife, Patsy J. Whittington of record in Instrument No. 20010328-0029896, Register's Office for Davidson County, Tennessee.

And I, Martha Taylor, wife of James A. Taylor, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved (X) unimproved ( ) property, known as 5340 Forest Acres Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 21st day of February 2003

James A. Taylor by Jim Fussell, Attorney-in-Fact

Martha Taylor by Jim Fussell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Taylor, married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2003.

Commission expires January 31, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of February, 2003, before me personally appeared Tom Fussel to me known to be the person who executed the foregoing instrument in behalf of James A. Taylor and Martha Taylor as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said James A. Taylor and Martha Taylor.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of February, 2003.

My Commission Expires: January 31, 2004.

Lee E. Cranford

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE