WARRANTY DEED

B-RR-03-0225

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo S. Francisco	New Owner (NAME)	
225 Cheswick Court (ADDRESS)	(ADDRESS)	131-05-C-225 CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY WHALEY COOPER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JO S. FRANCISCO AND SIDNEY C. FRANCISCO Married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 225 on the plan of Hillsborough Condominiums, of record in Book 6250, Page 699 and as further set out in Exhibit "B" to the Master Deed By-Laws of record in Book 6822, Page 721, Register's Office for said County and to which plan and Exhibit "B" reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kimberly K. Whaley now known as Kimberly Whaley Cooper by Deed dated December 6, 1995 and filed for record December 8, 1995 in Book 9883, Page 764 in the Register's Office for Davidson County, Tennessee. Said property is not the marital residence for Kimberly K. Whaley a/k/a Kimberly Whaley Cooper.

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

unimproved ( )
This is improved (X) property, known as 225 Cheswick Court, Nashville, Tennessee 37215
(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/our hand(s) this 20th day of February, 2003.

Kimberly Whaley Cooper

Davidson County DEEDWARR
Recvd: 02/28/03 11:18 2pgs
Fees:13.00 Taxes:721.50

20030228-0026809

STATE OF Tennessee

COUNTY OF Davidson

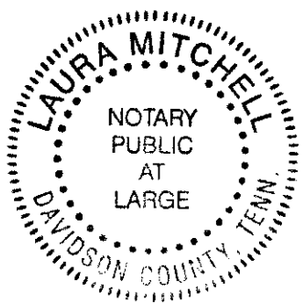
I, a Notary Public of the County and State first above written, do hereby certify that Kimberly Whaley Cooper personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of February, 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903