Prepared by (and return to): **PICK-UP**

GBEC of Tennessee, Inc.
1008 Stuart Lane
Brentwood TN 37027
Ph: 615-482-2549 Fax: 615-884-2885
e-mail: mortgagenotes@aol.com

Davidson County DEEDWARR
Recvd: 04/23/03 13:29 2pgs
Fees:13.00 Taxes:762.20
20030423-0054195

Address of new owner:

Laurie A. Cooper
5620 Regatta Blvd.
Hermitage TN 37076

Responsible for tax payment:

Same

Tax Map-Parcel Numbers: 98-9-0-A-71CO

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **W.C. Keyt and wife, Antha S. Keyt,** hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **Laurie A. Cooper**, hereinafter, called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 171 on the Plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, page 599, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to W.C. Keyt and wife, Antha S. Keyt, by deed from Frank Batson Homes, Inc. of record in Book 9397, page 629, Register's Office.

This improved (XXX)
unimproved ( )property known as:5620 Regatta Blvd. 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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 22 day of April, 2003.

W.C. Keyt

Antha S. Keyt

W.C. Keyt

Antha S. Keyt

INDIVIDUAL ACKNOWLEDGMENTS:

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 W.C. Keyt, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 22 day of April, 2003

My Commission expires:

Notary Public

TERASINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

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 Anita S. Keyt, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of April, 2003

My Commission expires:

Notary Public

TERASINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

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

My Commission expires:

_____ _____
Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $206,000.

Affiant

Sworn and subscribed before me this the 22 day of April, 2003

Notary Public

TERASINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004