THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 20800

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.

Affiant

Subscribed and sworn to before me this 5th day of JUNE, 2003.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 06/10/03 13:44 2pgs
Fees:13.00 Taxes:703.00

20030610-0079983

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Stephanie E. Cooper Ms. Kristen J. Hall 817 Stirrup Drive Nashville, TN 37221	Columbia National Mortgage P.O. Box 3050 Columbia, MD 21045	MAP 142-03 PAR 57.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LAURA M. SILVA A.K.A. LAURA MCALISTER SILVA, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEPHANIE E. COOPER AND KRISTEN J. HALL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 817 Stirrup Drive, Nashville, Tennessee 37221.

PETER J. ZABASKI, the spouse of LAURA M. SILVA A.K.A LAURA MCALISTER SILVA, joins in this conveyance solely to convey any marital interest he may have in subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of JUNE, 2003.

LAURA M. SILVA A.K.A. LAURA MCALISTER SILVA

PETER J. ZABASKI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LAURA M. SILVA A.K.A. LAURA MCALISTER SILVA AND PETER J. ZABASKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of JUNE, 2003.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Walnut Hill Manor, Section I, as of record in Plat Book 4460, page 108, Register's Office for said County, to which plan reference is made for a more complete description

Being the same property conveyed to Laura M. Silva and husband, Joe Silva by deed dated April 18, 1997 from Mary Lou Taylor, unmarried of record in Book 10423, page 928, said Register's Office. Subsequently, Laura M. Silva and Joe Silva having divorced and Joe Silva having conveyed all his interest in said property to Laura M. Silva by deed dated June 18, 2001 of record as Instrument No. 20010619-0065100, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 4460, page 108, said Register's Office.