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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21070-06-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.<br>Affiant<br>Subscribed and sworn to before me this ___ day of July, 2003<br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 29, 2003

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Brooks S. Kirkland<br>2832 Kenway Drive<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Owner | **Tax Information:**<br>Map No.117.13<br>Parcel No. 065.00 |

**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, **Christopher C. Cooley and wife, Cristy McDowell Cooley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooks S. Kirkland, Unmarried** ("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 2832 Kenway Drive, Nashville, TN, 37215

**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 July 29, 2003.

Christopher C. Cooley

Cristy McDowell Cooley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher C. Cooley and Cristy McDowell Cooley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2003.

Notary Public

My Commission Expires: ___

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 29, 2003

Davidson County DEEDWARR
Recvd: 08/07/03 11:27 2pgs
Fees:13.00 Taxes:1276.50
20030807-0112561

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Woodmont Estate Number 2 as of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher C. Cooley and wife, Cristy McDowell Cooley by deed dated September 15, 1999 from Julia B. Johnson, married of record in Book 11667, page 809, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) All matters appearing on the Plan of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee.