File 60498
File: 21344
First Title + Escrow

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2030892

Davidson County DEEDWARR
Recvd: 08/12/03 14:57 2pgs
Fees:13.00 Taxes:1276.50
20030812-0115496

Send Tax Bills To:
Wells Fargo Home Mort.
2051 Killebrew Dr. #300
Bloomington, MN. 55425

New Owner is: Christi L. Burns
412 Charlesgate Court
Nashville, TN 37215

MAP: 117-09-O-C-11.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patrick Cooper, a single person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christi L. Burns** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 11 on the Plan of Burlington Subdivision, a Planned Unit Development, of record in Book 5200, pages 403, 404 and 405, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patrick Cooper, a single person, from Carl F. Zibert, unmarried, by Warranty Deed dated October 8, 1999 and recorded October 13, 1999 in Book 11702, page 236, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 5863, page 796 and Book 6046, page 134; and all matters of record on plat in Book 5200, pages 403, 404 and 405, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of July, 2003.

GRANTOR:

Patrick Cooper

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMM. EXP. 10/22/05

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patrick Cooper** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires:
MY COMM. EXP. 10/22/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

SWORN TO and subscribed before me this 29th day of July, 2003.

NOTARY PUBLIC

My commission expires:

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMM. EXP. 10/22/05