STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Kim Hicks
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of August, 2003.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/25/03 13:14 2pgs
Fees:13.00 Taxes:662.30
20030825-0123107

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Brian Cooper and Austin Cody King
908 Fallview Trail
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-12-O-B-002.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anita Hogin, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **James Brian Cooper, an unmarried man and Austin Cody King, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot. No. 25 on the plan of Section One, Bradford Hills, of record in Book 7900, Page 6 and amended in Book 7900, Pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anita Hogin, an unmarried woman by Warranty Deed from Christine A. Smith and Scott C. Smith, an unmarried man of record at Instrument No. 20030310-0031260. Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 6, as amended in Book 7900, Page110-112, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, Page 170, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 8292, Page 753, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 8154, Page 304, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 908 Fallview Trail, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 22nd day of August, 2003.

Anita Hogin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita Hogin, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2003.

Notary Public

My Commission Expires: 7/1/2

THOMAS S. HOWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN