PERCY WILKINS, JR. NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires MAY 30, 2004

G-VRE-03-2408

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEA

Davidson County DEEDWARR
Recvd: 11/04/03 14:01 2pgs
Fees:13.00 Taxes:2553.00

20031104-0161777

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Cooper	New Owner	
2408 Valley Brook Road	(NAME)	117-10-35
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMERSON LEE HART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM O. COOPER AND WIFE, AMY M. COOPER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2, Block 5 on the Plan of Woodmont Estates of record in Plat Book 974, page 29, Register's Office for said County.

SAID Lot No. 2, Block 5 fronts 159.2 feet on the northerly margin of Valley Brook Road and extends back 296.4 feet on the westerly line and 288.3 feet on the easterly line to a dead line in the rear, measuring 150.0 feet thereon.

Being the same property conveyed to Emerson Lee Hart from Elwyn D. Gillis, unmarried, by Warranty Deed dated September 29, 2000 and filed for record on October 3, 2000 in Instrument No. 200010030098061, Register's Office for Davidson County, Tennessee. Said Nicole Taylor Hart joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, Page 29, said Register's Office, which Plan shows a 70 foot minimum building setback line from Valley Brook Road.

unimproved ( )
This is improved (X) property, known as 2408 Valley Brook Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 31st day of October, 2003.

Emerson Lee Hart

BY EMERSON HART ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that Emerson Lee Hart personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of October, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of October, 2003, before me personally appeared Emmerson Lee Hart to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicole Taylor Hart and who acknowledged that he/she executed the same as the free act and deed of the said Nicole Taylor Hart by virtue of that Power of Attorney, recorded concurrently herewith in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2003.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903