THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21978-10-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Donald W. Abel Jr. Affiant Subscribed and sworn to before me this 21st day of November, 2003. J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public

WARRANTY DEED

Address New Owner: Donald W. Abel, Jr. Jackie R. Abel 3505 Foxhall Drive Nashville, TN 37215	**Send Tax Bills To:** National Bank of Commerce 115 29th Avenue South Nashville, TN 37212	**Tax Information:** Map No.117.05 Parcel No. 115.00

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, **William O. Cooper and spouse, Amy M. Cooper**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald W. Abel, Jr. and wife, Jackie R. Abel** ("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 **3505 Foxhall 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 the 21st day of November, 2003.

William O. Cooper
William O. Cooper

Amy M. Cooper
Amy M. Cooper

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William O. Cooper and Amy M. Cooper**, 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 21 day of November, 2003.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/03/03 16:00 2pgs
Fees:13.00 Taxes:1887.00

20031203-0174178

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

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 20-23 of Block "A" on the unrecorded Map of a Revision of Block "A" of Woodmont Boulevard Tract and described according to a copy of a survey thereof made March 1, 1941, by A.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the west margin of Foxhall Road, at the corner of Lots Nos. 23 and 24; said point being 105 feet north of the north margin of Wimbledon Road; thence with the line between Lots No 23 and 24, westerly 151.7 feet to a point; thence northerly 100 feet to the corner of Lots Nos. 19 and 20; thence with line between said lots, easterly 152.5 feet to the west margin of Foxhall Road; thence with the margin of the same, southerly 100 feet to the point of beginning.

Being the same property conveyed to William O. Cooper and spouse, Amy M. Cooper by deed dated June 20, 1997 from Timothy B. Morris and spouse, Catherine Morris of record in Book 10503, page 43, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
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;
3) No insurance is afforded as to the exact amount of acreage contained in the property described herein.