jtc file no. 16769-2 Dav. Co. File Box 14-A

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. 22026-11-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,585,000.00 Affiant Subscribed and sworn to before me this 9th day of December, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: John P. Cooper 3925 Woodlawn Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116.04 Parcel No. 156.00

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, **Kerry B. Graham and wife, Linda M. Graham**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Cooper and Laura Fitzgerald Cooper, husband and wife** ("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 **3925 Woodlawn Drive, Nashville, TN, 37205**

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 9th day of December, 2003.

Kerry B. Graham **Linda M. Graham**

STATE OF TENNESSEE, COUNTY OF DAVIDSON *SS.:*

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kerry B. Graham and Linda M. Graham**, 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 9th day of December, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 12/10/03 14:10 2pgs
Fees:13.00 Taxes:5864.50
20031210-0177271

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 of a subdivision of Block A of W.W. Hart's Residence on the Plan of W.M. Cantrell's Subdivision of record in Book 332, Page 85, Register's Office for said County, described according to September 28, 1979 survey by John B. Kohl, III, Tennessee Registered Surveyor, No. 100, as follows:

Beginning at a point on the southerly margin of Woodlawn Avenue at the common front corner of Lot Nos. 1 and 8 said point also being located westwardly 150.0 feet from the westerly margin of Wilson Avenue; thence with the line between Lot 8 and Lots 1, 2, and 3, southwardly 395.4 feet to the northerly margin of a 12 foot alley; thence with said margin westwardly 158.1 feet to the common rear corner of Lots Nos. 7 and 8; thence with the line between Lot 8 and Lots 7, 6 and 4, northwardly 395.4 feet to a point on the southerly margin of Woodlawn Avenue; thence with said margin eastwardly 157.0 feet to the point of beginning, and that portion of Alley No. 1701 abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee by Metropolitan County Council Bill No. 90-1162 in the County Court Clerk's Office for said County.

Being the same property conveyed to Kerry B. Grahm and wife, Linda M. Grahm by deed dated May 28, 1998, from Fred A. Parker and wife, Elizabeth M. Parker of record in Book 10957, Page 35, 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) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3944, Page 5, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee.
5) Easement for storm sewer to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3912, Page 156, Register's Office for Davidson County, Tennessee.
6) Subject to easements and the rights of the public, if any, across that portion of subject property which was closed by the Council of The Metropolitan Government of Nashville and Davidson County, Tennessee, Council Bill No. 90-1162 in the County Clerk's Office for Davidson County, Tennessee.