File #200410003

Davidson County DEEDWARR
Recvd: 01/29/04 12:34 2pgs
Fees:13.00 Taxes:606.80
20040129-0011208

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RUSSELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald F. Marriott and wife, Jeanne A. Marriott	NEW OWNER	Map: 136-06-80
(NAME) 212 Islandia Court West	(NAME)	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DANIEL COOPER,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DONALD F. MARRIOTT AND WIFE, JEANNE A. MARRIOTT**, hereinafter called the 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 all of Lot No. 313, on the Plan of Section Five, Priest Lake Park, as shown by plat appearing of record in Plat Book 4460, Pages 174-176, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Daniel Cooper, Unmarried by Warranty Deed dated February 20, 2003 of record in Instrument No. 20030224-0023930, Register's Office for Davidson County, Tennessee.

Gloria Cooper, spouse of Daniel Cooper, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantees.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4249, Page 892, Book 4317, Page 17, Book 4505, Page 774, Book 4698, Page 969, Book 5097, Page 566, Book 6458, Page 509, Book 5499, Page 879, Book 5960, Page 868 and Book 7422, Page 183; Easement contained in Deed of record in Book 4598, Page 923, any and all matters shown on plat of record in Plat Book 4460, Pages 174-176; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 212 Islandia Court West, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 26th day of January, 2004.

Daniel Cooper by Daniel P. Bush as Attorney in Fact
Daniel Cooper by Daniel P. Bush
as Attorney in Fact

Gloria Cooper by Daniel P. Bush as Attorney in Fact
Gloria Cooper by Daniel P. Bush
as Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this 26th day of January, 2004, before me personally appeared Daniel P. Bush, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Daniel Cooper and wife, Gloria Cooper, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. ~~X~~ 200401290011207, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 26th day of January, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027