THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
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. 22345-02-2004**	The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Heather M. Moore Affiant Subscribed and sworn to before me this 15th day of March, 2004. Melissa L. Collins Notary Public

Davidson County DEEDWARR
Recvd: 03/16/04 15:13 2pgs
Fees:13.00 Taxes:1535.50

20040316-0029866

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Wendel 9 Lexington Green Nashville, TN 37215	CTX Mortgage P.O. Box 199114 DALLAS, TX	Map No.131.01 Parcel No. 013.00 CO

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, **Richard L. Cooper and Kathleen C. Fowler, both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Wendel** ("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 9 Lexington Green, 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 15th day of March, 2004.

Richard L. Cooper

Kathleen C. Fowler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard L. Cooper and Kathleen C. Fowler**, 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 15th day of March, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lexington Green as of record in Plat Book 6900, page 198, corrected in Book 7501, page 786 and amended in Book 7552, page 71, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Cooper and Kathleen C. Fowler, both unmarried by deed dated November 6, 1997 from Brett L. Thorstad and wife, Mary H. Thorstad of record in Book 10677, page 479, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions and Restrictions for Lexington Green of record in Book 7118, page 21, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons);
3) Charter of Incorporation of Lexington Green Homeowners Association of record in Book 7144, page 262, Register's Office for Davidson County, Tennessee;
4) All matters appearing on the Plan of record in Plat Book 6900, page 198, corrected in Book 7501, page 786 and amended in Book 7552, page 71, Register's Office for Davidson County, Tennessee;
5) All matters appearing on the Plan of record in Plat Book 2330, page 23, Register's Office for Davidson County, Tennessee.