THIS INSTRUMENT PREPARED BY:

WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
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(615) 256-1577

Davidson County DEEDWARR
Recvd: 04/20/04 08:36 3 pgs
Fees:18.00 Taxes:333.00

20040420-0044398

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

John Kenneth Lemon
Affiant

Subscribed and sworn to before me, this the 16th day of March, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:
My Commission Expires JULY 24, 2004

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JohnKenneth Lemon, et ux. 2837 Lakeland Drive Nashville, Tennessee 37214	Same	096.09-0-213.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors John Alfred Cooper and wife, Ina Bell Cooper, by these presents do hereby sell and convey unto John Kenneth Lemon and wife, Christy Lee Lemon, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A"

This is improved property known as 2837 Lakeland Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as set forth above, 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 Grantees, their heirs and assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS our hands this 16 day of April, 2004

John Alfred Cooper
John Alfred Cooper

BY: Ina Bell Cooper Attorney in fact
Ina Bell Cooper- Attorney-In-Fact

Ina Bell Cooper
Ina Bell Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ina Bell Cooper, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes contained , and who acknowledged that she is the Attorney in Fact to execute this instrument on his behalf..

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004.

WILLIAM TIMOTHY HUTTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public: _____

My Commission Expires: My Commission Expires JULY 24, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ina Bell Cooper** , the bargainor, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004.

WILLIAM TIMOTHY HUTTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public: _____

My Commission Expires JULY 24, 2004

My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot. No. 83 on the Plan of Twin Lawn Subdivision, as of record on Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 83 fronts 75.1 feet along the southerly margin of Lakeland Drive and runs back between lines 149.2 feet on the westerly side of 158.3 feet on the easterly side to a deed line in the rear and measures 80 feet on said deed line.

Being the same property conveyed to John Alfred Cooper and wife, Ina Bell Cooper by deed from Riverwood Homes, Inc. of record in Book 2448, Page 105, Register's Office for Davidson County, Tennessee.

This land is an improved property also known as 2837 Lakeland Drive, Nashville, Tennessee 37214.