WARRANTY DEED

B-CBB-04-0804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

Subscribed and sworn to before me this 13th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/07

LAURA B. HOUSE NOTARY PUBLIC AT LARGE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Zaydfudim	Bank Of America	
804 Harpeth Knoll Road	(NAME) 9000 Southside Blvd.	142-14-158
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT I. COOPER AND WIFE, MERIDETH M. COOPER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICTOR ZAYDFUDIM, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 678 on the Plan of Section Three, Harpeth Woods, as of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Scott I. Cooper and wife, Merideth M. Cooper by Deed dated February 28, 2002 and filed for record on March 1, 2002 in Instrument Number 20020301-0025952, Register's Office for Davidson County, Tennessee,

Restrictive Covenants of record in Deed Book 5867, Page 193 and in Deed Book 5882, Page 261, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 804 Harpeth Knoll Road, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 my/our hand(s) this 13th day of May, 2004.

Scott I. Cooper

Merideth M. Cooper

Davidson County DEEDWARR
Recvd: 05/18/04 15:36 2pgs
Fees:13.00 Taxes:525.40

20040518-0058389

STATE OF Tennessee
COUNTY OF Davidson

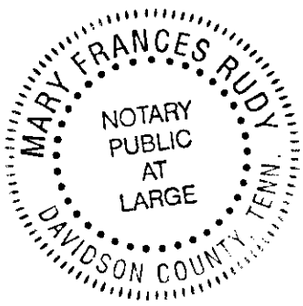
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott I. Cooper and Merideth M. Cooper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 13th day of May, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903