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First National Financial Title
205 Powell Place, Ste. 227
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00

Affiant

Subscribed and sworn to before me this 17th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
ROBERT T. CHAPMAN, IV
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

G-CD-04-2307

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
Philip Coogan	Same	
2307 Sterling Road	(NAME)	117-2-129
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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 ISABELL RAHE THOMASSAN AND HUSBAND, THOMAS THOMASSAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP COOGAN AND WIFE, ALICE COOGAN AND CAROL JEAN GERLACH, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

IRT TJT

Land in Davidson County, Tennessee being Lot 3, Block 8, on the Plan of a Development of Stokes Tract, of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the northerly margin of Sterling Road and extends back between parallel lines a distance of 100.00 feet.

Being the same property conveyed to Isabell Rahe, an unmarried woman, by Deed dated June 14, 2002 and filed for record on June 24, 2002 in Instrument No. 20020624-0075722, Register's Office for Davidson County, Tennessee. Said Isabell Rahe having since married and is now known as Isabell Rahe Thomassan. Said Thomas Thomassan joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 974, page 24 and Book 4058, page 583, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2307 Sterling Road, Nashville, Tennessee 37215
(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 17th day of May, 2004.

Isabell Rahe Thomassan IRT

Thomas Thomassan TJT

Davidson County DEEDWARR
Recvd: 05/19/04 10:58 2pgs
Fees:13.00 Taxes:1631.70

20040519-0058791

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Isabell Rahe Thomasson and Thomas Thomasson, 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 17th day of May, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903