Davidson County DEEDWARR
Recvd: 06/02/04 10:37 3pgs
Fees:18.00 Taxes:541.00

20040602-0064368

STATE OF TENNESSEE 13948
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,216.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF May 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 4/22/10

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Patrick Steiner, Jr.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS 164-13-28
(NAME) 5600 Cedar Ash Crossing	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRES)	
(CITY) (STATE) (P.O. 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, WE, William D. Cooper and Carol A. Perkins Cooper, tenants in common, with right of survivorship HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Steiner, Jr.

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 5600 Cedar Ash Crossing, Antioch, TN 37013

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 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 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 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 their hand s this 24th day of May, 2004.

William D. Cooper

Carol A. Perkins Cooper

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 24th day of May, 2004, personally appeared before me, William D. Cooper and Carol A. Perkins Cooper, the within named bargainors, with whom I am personally acquainted, (or proved to me based on satisfactory evidence) that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My commission expires:

EVELYN D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 2004

File No.: 13948

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Asheford Crossing, Section One, of record in Book 7900, page 937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof. WDC

BEING the same property conveyed to William D. Cooper and wife, Carol A. Perkins Cooper by deed from Phillips Builders, Inc., filed of record in Book 9960, page 871, Register's Office for Davidson County, Tennessee; the said William D. Cooper and Carol Anjanette Cooper having filed for divorce and pursuant to Complaint for Divorce and Marital Dissolution Agreement in the Chancery Court for Rutherford County, Tennessee, bearing Docket No. 04-8294DR, the property is held as tenants in common, with right of survivorship.

The said Carol A. Perkins Cooper and Carol Anjanette Cooper are one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.