Prepared by Randle S. Davis, Lassiter, Tidwell & Hildebrand, PLLC, 150 Fourth Ave No, #1850, Nashville, Tennessee 37219-2408.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
Brian Beathard 246 White Bridge Road, A-9 Nashville TN	-same-	103-06-0-A 001.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, Gerald Cooper and Susan R. Greenbaum, as Co-Trustees of the Gerald Cooper Family Trust (hereinafter Grantor), do hereby grant, transfer, and convey unto Brian Beathard (hereinafter Grantee), his successors and assigns forever all of Grantor's right, title and interest in certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

(See **Exhibit "A"** attached hereto and made a part hereof.)

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered (except for 2004 property taxes, not yet due). Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming under Grantor.

Witness my hand this 28th day of May, 2004.

GERALD COOPER FAMILY TRUST

By: Gerald Cooper
Gerald Cooper, Co-Trustee

By: Susan R. Greenbaum
Susan R. Greenbaum, Co-Trustee

Davidson County DEEDWARR
Recvd: 06/07/04 13:50 3pgs
Fees:18.00 Taxes:135.05
20040607-0066941

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Gerald Cooper as Co-Trustee of the Gerald Cooper Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized to execute the foregoing instrument as Trustee for the purposes therein contained.

Witness my hand this 28th day of May 2004.

NOTARY PUBLIC

My Commission Expires: 09-25-04

STATE OF California **)**
COUNTY OF Monterey **)**

Before me, the undersigned Notary Public in and for said County and State, personally appeared Susan Greenbaum as Co-Trustee of the Gerald Cooper Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be authorized to execute the foregoing instrument as Trustee for the purposes therein contained.

Witness my hand this 22 day of May, 2004.

Tammy Consoli
NOTARY PUBLIC

My Commission Expires: aug 18, 04

TAMMY CONSOLI
COMM. #1271419
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
My Comm. Expires Aug. 18, 2004

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $36,500.00.

Brian Beathard

Sworn to and subscribed before me this 28th day of May 2004.

NOTARY PUBLIC

My Commission Expires: 09-25-04

H:\Real Estate\Cooper\special warranty deed.wpd

Exhibit "A"

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-9, of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a M aster Deed, of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to GERALD COOPER AND SUSAN R GREENBAUM, AS TRUSTEES OF THE GERALD COOPER FAMILY TRUST, (CREATED BY TESTAMENTARY TRUST UNDER THE LAST WILL AND TESTAMENT OF BRENDA G. COOPER, DATED DECEMBER 5, 1997, AND RECORDED IN WILL BOOK 221, PAGE 132, DAVIDSON COUNTY PROBATE), by deed of record as Instrument No. 20020531-0066362, said Register's Office.

This is improved property known as 246 White Bridge Road, Unit A-9, Nashville, Tennessee.