THIS INSTRUMENT PREPARED BY:
S. Alexa Whittemore, Esq.
Larry R. Williams, P.C.
329 Union Street
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 07/12/04 10:45 3pgs
Fees:17.00 Taxes:0.00
20040712-0082454

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #
Douglas Cooper 9578 Priscilla Drive Chattanooga, TN 37421	Douglas Cooper 9578 Priscilla Drive Chattanooga, TN 37421	Map 162-9A Parcel 107
Phil Cooper 3106 Cloverwood Drive Nashville, TN 37214		
Ruth Gray 2290 Cobble Creek Lane Grayson, GA 30017		

KNOW ALL MEN BY THESE PRESENTS that Douglas Cooper, Executor of the Estate of Doris Cooper, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Doris Cooper, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 5548, page 1345562, County Clerk's Office for said county, has bargained and sold and hereby quitclaims, remises, and releases unto Douglas Cooper, Phil Cooper, and Ruth Gray, their heirs and assigns, all his right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows:
>
> Townhouse No. 107, Building No. 17, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2 of record in Book 4460, page 133, Register's Office for said County, to which reference is here made. Being the same property conveyed to Doris Cooper from Marvin K. Therber and wife, Linda R. Therber by deed of record in Book 5927, page 113, Register's Office for Davidson County, Tennessee. The said parties have since divorced. And being the same property divested out of Linda R. (Richardson) Therber and vested in Marvin K. (Kent) Therber by Final Divorce Decree, No. 96642, in the Fourth Circuit Court for Davidson County, Tennessee.

This quitclaim is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 2, of record in Book 4659, page 32, clarified in Book 4937, page 429, and By-Laws of record in Book 4659, page 39, Register's Office for Davidson County, Tennessee.

This is improved property known as Townhouse #107, 5510 Country Drive, Nashville, Tennessee.

This transfer is by Quitclaim and I make no warranties about the title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of June, 2004.

Douglas Cooper, Executor
DOUGLAS COOPER, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, Joan Arp, a Notary Public in and for the County and State aforesaid, the within named DOUGLAS COOPER, who is known to me or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2004.

JOAN ARP
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.

Joan Arp
NOTARY PUBLIC

My Commission Expires: 2-6-08

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Ten Dollars ($10.00).

Douglas Cooper, Executor
DOUGLAS COOPER, EXECUTOR

Subscribed and sworn to before me this 28th day of June, 2004.

JOAN ARP
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.

Joan Arp
NOTARY PUBLIC

My Commission Expires: 2-6-08