**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of July, 2004.

Notary Public

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

My Commission Expires: 2-19-07

## WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/23/04 14:55 5pgs
Fees:28.00 Taxes:270.10
20040723-0088478

ADDRESS NEW OWNER(S) AS FOLLOWS:
David C. Beam
105 Washam
Mooresville, NC 28117

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-090A-107.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas Cooper, Phil Cooper and Ruth Gray,** hereinafter referred to as Grantors, hereby transfers and conveys to **David C. Beam, a married man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, 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 Condominium, Phase 2, as 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 Marvin K. Therber and wife, Linda R. Therber by deed from Roger Kent Yates, unmarried of record in Book 5371, Page 146, Register's Office for Davidson County, Tennessee. The said parties having since divorced. And being the same property divested out of Linda R. (Richardson) Thereber and vested in Marvin K. (Kent) Therber by Final Divorce Decree, No. 96642, in the Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Doris P. Cooper by Warranty Deed from Marvin K. Therber of record in Book 5927, Page 113, Register's Office for Davidson County, Tennessee, dated August 18, 1982. Doris P.Cooper is now deceased and the property was conveyed to Douglas Cooper , Phil Cooper and Ruth Gray by Quitclaim deed from Douglas Cooper, Executor of the Estate of Doris Cooper, deceased, of record at Instrument No. 200407120082454, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4659, Page 32, Book 4937, Page 429, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5510 Country Drive # 107, Nashville, Tennessee 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 14th day of July, 2004.

**Phil Cooper**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phil Cooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of July, 2004.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

10982-BW

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4659, Page 32, Book 4937, Page 429, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

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Witness my hand this 12th day of July, 2004.

Douglas Cooper

**Douglas Cooper**

**Phil Cooper**

**Ruth Gray**

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF Penobscot

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Cooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of July, 2004.

Susan J. York

Notary Public

My Commission Expires: _____

10982-BW

SUSAN J. YORK
Notary Public, Maine
My Commission Expires April 25, 2010

SUSAN J. YORK NOTARY PUBLIC MAINE

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4659, Page 32, Book 4937, Page 429, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5510 Country Drive # 107, Nashville, Tennessee 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 12th day of July, 2004.

**Douglas Cooper**

**Phil Cooper**

Ruth Gray

**Ruth Gray**

Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF** _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phil Cooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of July, 2004.

_____
Notary Public

My Commission Expires: _____

**STATE OF** Georgia
**COUNTY OF** Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Gray, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of July, 2004.

Carolyn J Bryant
Notary Public

My Commission Expires: 4-30-05

