Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/04 15:37 2 pgs
Fees:13.00 Taxes:499.50
20040917-0112419

ST-04-5341

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 04-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Michael J. Downing and Marcy A.Downing	National City Mortgage	
(NAME)	(NAME)	
821 Lake Terrace	4661 E. Main St.	150-02-157.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Columbus, OH 43213	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN T.COOLEY AND WENDY C. COOLEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL J. DOWNING AND MARCY A.DOWNING, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Revised Plan of Harbor Gates, Section One, of record in Book 5200, page 712, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Subject to restrictions as of record in Book 6486, Page 436, Book 8286, Page 848, Book 6886, Page 676, Book 6599, Page 984, Book 6597, Page 157, Book 6540, Page 292, Book 6501, Page 550, Book 6366, Page 484 and Book 6221, Page 253, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record if any.

Being the same property conveyed to Kevin T. Cooley and wife, Wendy C. Cooley, by Deed from Richard James Grosjean and wife, Elizabeth Ann Stewart, dated November 30, 1998, of record in Book 11233, page 254, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 821 Lake Terrace, Nashville, Tennessee 37217
(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 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 my/our hand(s) this 16th day of September, 2004.

Kevin T.Cooley

Wendy C. Cooley

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin T.Cooley and Wendy C. Cooley, the bargainor (s), 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 purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of September, 2004.

My Commission Expires: 09-16-07

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

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EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road

Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW