This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Return to:
Mooreland Title Company, L.L.C
700 Craighead Street
Suite 107
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 10/08/04 09:03 2pgs
Fees:13.00 Taxes:791.53

20041008-0121642

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $213,927.00

Affiant

Subscribed and sworn to before me, This 24th day of September 2004.

Notary Public

My Commission Expires: 3.6

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Address New Owner
Scott I. Cooper
Merideth M. Cooper
1305 Morton Mill Court
Nashville, TN 37221

Send Tax Bills to:
First Horizon Home Loan Corp.
P. O. Box 146
Memphis, TN 38101

Map-Parcel
142-13-B-201.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rochford Realty and Construction Co., Inc.** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott I. Cooper and wife, Merideth M. Cooper**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 215 on the Plan of Riverside, Phase 5-B, as of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes 2004 and subsequent years
2. Restrictive Covenants of record in Book 7185, page 619, Book 7405, page 780, and amended in Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee
3. Waterline Easements in Book 6970, page 275 and Book 6970, page 281, Register's Office for Davidson County, Tennessee.
4. Public Utility Easements of record in Book 6970, page 278, Register's Office for Davidson County, Tennessee.
5. Easement granted to Metro Government of record in Book 6972, page 45, Register's

Office for Davidson County, Tennessee.

6. Any and all easements contained in deed of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.
7. Plan of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1305 Morton Mill Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of September, 2004

Rochford Realty & Construction Co., Inc.

By: James G. Morrissey
James G. Morrissey, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared James G. Morrissey, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of Rochford Realty & Construction Co., Inc., the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Rochford Realty & Construction Co., Inc. by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 24th day of September, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006