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

WARRANTY DEED

ET-04-5374

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Dwayne Cooper
Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2004.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE TENN. WILSON COUNTY

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
Dwayne Cooper	America's Wholesale Lender	
(NAME)	(NAME)	
120 Oak Hollow	750 Old Hickory Blvd. #180	86-4-A-40
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Brentwood, TN 37027	
(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 NANCY L. EUBANK, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DWAYNE COOPER, MARRIED, 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:

Being Lot Number 9 on the Plan of Oakcrest, Phase 1-B, of record in Plat Book 7623 at page 838, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject to restrictions of record in Book 7308, Page 874, Book 8277, Page 830, Book 5884, Page 960, Book 9559, Page 939, Register's Office for said County.

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

Being the same property conveyed to Nancy L Eubank by Quitclaim Deed from Nancy Watson. Nancy Watson is the same person as Nancy L. Eubank and executed this deed for the purpose of changing the owner of record to her current name, dated September 2, 1998 as of record in Book 11106, Page 639, Register's Office for Davidson County, Tennessee. Being further conveyed to Nancy Watson by deed from Zaring National Corporation, an Ohio Corporation, dated January 23, 1991 as of record in Book 8282, Page 37, Register's Office for Davidson County, Tennessee.

Frank Eubank joins in this conveyance to convey any and all rights he may have in this property.

unimproved ( ) This is improved (x) property, known as 120 Oak Hollow, Hermitage, Tennessee 37076
(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 22nd day of October, 2004.

Nancy Eubank

Frank Eubank

Davidson County DEEDWARR
Recvd: 10/27/04 09:57 2pgs
Fees:13.00 Taxes:721.50

20041027-0129064

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, Ruth B. Mitchell, a Notary Public in and for said County and State, the within named Nancy Eubank* 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 22nd day of October, 2004.

My Commission Expires: 6-17-07

Ruth B. Mitchell
Notary Public

* and Frank Eubank, married

RUTH B. MITCHELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

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MARY FRANCES RUDY

ATTORNEY - AT - LAW