THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Miguel Cooper	**NEW OWNER**	071-11-0-108.00
341 Marshall St		
Nashvillle, TN 37207		

Davidson County DEEDWARR
Recvd: 04/06/05 14:49 2 pgs
Fees:13.00 Taxes:332.63

20050406-0038023

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2005.

Notary Public
My Commission Expires:_____

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 24 2007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Douglas K. Mund** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Miguel Cooper**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Property located in Davidson County, Tennessee, to wit: Being the East 1/2 of Lot Number 20 in Trinity Heights, a plan of which is of record in Book 161, page 38, of the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said property.
Said east half of Lot No. 20 fronts 50 feet on the North side of Marshall Avenue (a/k/a Marshall Street) and extends back Northwardly between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Douglas K. Mund by Special Warranty Deed from The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-1F, dated December 5, 2003 and filed for record in Instrument No. 20031209-0176302 having been conveyed to The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-1F by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record June 10, 2003 as instrument number 20030610-0079569. Having previously been conveyed to Frances E. Goodner and Robert T. Goodner by Deed dated April 5, 1999 from Dale Hire of record in Book 11483, page 320, said Register's Office.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 161, page 38 Register's Office for Davidson County.

THIS IS **unimproved** PROPERTY KNOWN AS 341 Marshall St, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to

convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 31st day of March, 2005

Douglas K. Mund

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Douglas K. Mund and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 31st day of March, 2005.

Notary Public

My Commission Expires: _____

(SEAL)

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 21, 2007