PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46227
Dav. Co. File: Box 8

Return to:
Infinity Title, LLC
404 BNA Dr. #307
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 04/19/05 12:45 2 pg
Fees:13.00 Taxes:884.30
20050419-0043440

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Cooper Melissa Cooper 408 Moss Creek Court Nashville, TN 37221	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 142-7-B-3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Reed Parker, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Cooper and spouse, Melissa Cooper** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Revised Plan of Moss Creek Plantation of record in book 6900, page 428, amended in Book 6900, page 455, Book 6900, page 608 Register's Office for said County to which Plan reference is made for complete description, together with an easement for driveway purposes granted in Book 7609, page 634, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Reed Parker by deed from J. Richard Bacon, Trustee of record in Book 7909, page 625, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 428, Book 6900, page 455, Book 6900, page 608 said Register's Office, which Plan shows a 20 foot minimum building setback line from Moss Creek Court together with additional setback designations, and a 10 foot easement for public utility and drainage purposes along the rear line(s) And two 2.5 x 25 foot utility anchor easement located on both front corner of said lot. Together with and subject to an easement for driveway purposes granted by instrument of record in Book 7609, page 634, Register's Office for Davidson County, Tennessee. The Declaration of Covenants, Conditions and Restrictions of record in Book 6519, page 458, Book 6529, page 560, Book 7037, page 683, Book 7369, page 413, Book 7470, page 130, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 408 Moss Creek Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~31st~~ 30th day of March, 2005.

James Reed. Parker

State of TENNESSEE

County of DAVIDSON

On this ~~31st~~ 30th day of March, 2005 , before me the undersigned authority, personally appeared James R. Parker , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2005

Notary Public

My Commission Expires: _____

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires JUN. 28, 2005