ADDRESS NEW OWNER and
SEND TAX BILLS:
JANICE C. AYERS
1213 Sunnymeade Drive
Nashville TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
61 - 15 - 140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN E. CLEMMONS and WAYNE DETRING, Co-Successor Trustees of the Helen R. Cooper Revocable Living Trust dated October 8, 1998, and Joy Marcum, fka Joy Elizabeth Cooper and Janice C. Ayers, fka Janice Brien Cooper, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JANICE C. AYERS, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 and the westerly 10 feet of Lot No. 78 of Block "D" on the Map of the Re-subdivision of Sunnymeade Unit No. 1, and the Subdivision of Unit No. 2 of record in Book 974, Pages 56 and 57, Register's Office, Davidson County, Tennessee. Said Lot No. 79 and a part of Lot No. 78 adjoin and front together 60 feet on the northerly side of Sunnymeade Avenue and run back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Helen R. Cooper Revocable Living Trust Agreement, Janice Brien Cooper and Joy Elizabeth Cooper by deeds of record in Book 3976, Page 460 and Book 11150, Page 894, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1213 Sunnymeade Drive, Nashville, Tennessee 37216.

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

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 04/29/05 11:23 3 pgs
Fees:18.00 Taxes:391.83
20050429-0047817

Executed on this 27 day of April, 2005.

JOHN E. CLEMMONS, Co-Successor Trustee

WAYNE DETRING, Co-Successor Trustee

JOY B. MARCUM

JANICE C. AYERS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOHN E. CLEMMONS, Co-Successor Trustee, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained, in the capacity therein stated.

Witness my hand at office this 27 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WAYNE DETRING, Co-Successor Trustee, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained, in the capacity therein stated.

Witness my hand at office this 27 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOY E. MARCUM, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JANICE E. AYERS, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $105,900.00.

Janice C. Ayers
AFFIANT

Subscribed to and sworn before me, this the 27 day of April, 2005.

NOTARY PUBLIC

My Commission Expires:

10/24/05

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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