BOX #14A

WARRANTY DEED	State of Tennessee) G#19042-2 County of Davidson) The actual consideration or value, whichever is greater, for this transfer is **$535,000.00**. Affiant Subscribed and sworn to before me, this the 19th day of July, 2005. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
PATRICK A. RUTH and DIANE J. RUTH	**"NEW OWNERS"**	**Map 117-01-0-A, Parcel 007.00co**
702 Bowling Avenue, #C		
Nashville, TN 37215		

Davidson County DEEDWARR
Recvd: 07/20/05 12:15 2 pgs
Fees:13.00 Taxes:1979.50
20050720-0084355

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN P. COOPER and wife, LAURA F. COOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICK A. RUTH and wife, DIANE J. RUTH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2-B of Bowling Square Condominiums, Site Plan Lots 1 and 2, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4724, Page 753, and as amended in Book 4932, Page 150, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4724, Page 769, and as amended in Book 4932, Page 164, said Register's Office, together with the undivided percentage interest in the general and limited Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Bowling Square Condominiums, Site Plan of Lots 1 and 2, as of record in Book 5200, Page 73, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to John P. Cooper, a single person, by Warranty Deed dated February 15, 1994, from Mildred C. Smith, a single person, of record in Book 9250, Page 727, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bowling Square Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

LAURA F. Cooper, spouse of the above named John P. Cooper, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is IMPROVED (_X_) unimproved (____) property, known as: **702 Bowling Avenue, #C, Nashville, TN 37215**.

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 our hands this **19th** day of **July, 2005.**

JOHN P. COOPER

LAURA F. COOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN P. COOPER and wife, LAURA F. COOPER,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **July, 2005.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09