PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/01/05 15:06 2 pgs
Fees:13.00 Taxes:329.30
20050801-0089844

W & I Ref: _gj_ Title No: 46451

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly Renee Cooper 144 McMurray Circle Nashville, Tennessee 37211	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 147-16-A-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$89,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher P. Abell , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly Renee 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 Unit No. 44 on the Plan of McMurray Court of record in Plat Book 6250, page 230, and amended in book 6606, page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher P. Abell, unmarried by deed from Billy W. Graham, unmarried, by deed from Billy W. Graham, unmarried of record in Book 9454, page 642, 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 Plat 6250, page 230 and amended in Book 6606, page 144 and amended in Book 6606, page 144, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book in Book 6446, page 539, Book 6481, page 849, Book 7338, page 23, Book 8631, page 850, 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: 144 McMurray Circle, Nashville, Tennessee 37211

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 28th day of July, 2005 .

Christopher P. Abell

State of TENNESSEE
County of WILLIAMSON

On this 28th day of July, 2005 , before me the undersigned authority, personally appeared **Christopher P. Abell** , 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: _____

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $89,000.00

Affiant

Sworn and subscribed before me this 28th day of July, 2005

My Commission Expires: _____

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary Public