WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/05 09:39 2 pgs
Fees:13.00 Taxes:406.63

20050930-0117500

State of Tennessee — Box 14-A
County of Davidson — 19238-1

The actual consideration or value, whichever is greater, for this transfer is **$109,900.00.**

Phillip B Cooper Jr
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2005.

Notary Public

My commission expires: 3/22/09

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

(AFFIX SEAL)

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
Phillip B. Cooper, Jr. **Kristen N. Money**	**Bank of the South**	**095-05-0-B-047.00co**
2120 Lebanon Pike, Unit 127	**551 N. Mt. Juliet Road**	
Nashville, TN 37210	**Mt. Juliet, TN 37122**	

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, I,

Sarah G. Burroughs, unmarried

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

Phillip B. Cooper, Jr., a single male and Kristen N. Money, a single female, as joint tenants with right of survivorship

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:

LAND in Davidson County, Tennessee, being Unit No. 127 on the Declaration of Covenants, Conditions and Restrictions of Easthaven Townhomes, a Planned Unit Development, as of record in Instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which Declaration of reference is made for a more complete description thereof.

BEING the same property conveyed to Sarah G. Burroughs, unmarried, by Warranty Deed from York Construction, LLC, of record in Instrument No. 20030423-0054051, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20010806-0083543 and as amended in Instrument No. 20020709-0082357 and in Instrument No. 20031007-0147961, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (X) unimproved (____) property, known as: **2120 Lebanon Pike, Unit 127, Nashville, TN 37210**

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 my/our hand(s) this **29th** day of **September, 2005.**

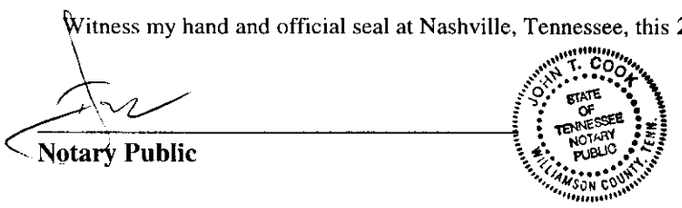
Sarah G. Burroughs

Sarah G. Burroughs

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 **Sarah G. Burroughs,** the bargainor, 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 **29th** day of **September, 2005.**



Notary Public

My Commission Expires: 3/22/09