500733

Return To: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 14:17 2 pgs
Fees:13.00 Taxes:1080.40

20051005-0120173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES: 11/28/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Arnett, Sr. (NAME)	J P Morgan Chase Bank NA (NAME)	MAP 118-14
3609 Caldwell Court (ADDRESS)	5409 Maryland Way (ADDRESS)	PARCEL 173
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Ruby Perryman Cooper, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Arnett, Sr. and wife, Linda W. Arnett

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:

Being part of Lot No. 20 on the Plan of the Nathaniel A. McNairy Lands, as of record in Book 1, page 29, Minute Book "E", page 564 and 565, Chancery Court of Davidson County, Tennessee.

Beginning at a point in the westerly margin of Caldwell Court, being 411.32 feet north of Caldwell Lane; thence across J. Carl Cooper Senior's property, North 86 deg. 14' West 130.0 feet to a stake in the line between the said Cooper lot and a lot of Harold E. Ingraham; thence with the line between said lots, North 3 deg. 38' East 46.14 feet to a stake; thence across Ingraham's Lot North 86 deg. 14' West 130.0 feet to a stake in the westerly line of the Ingraham lot; thence with said westerly line North 3 deg. 38' East 103.86 feet to a stake; thence South 86 deg. 14' East 260 feet to a stake in the westerly margin of Caldwell Court; thence with the said westerly margin of said Court South 3 deg. 38' West 150 feet to the point of beginning, and described according to a survey by Clyde D. Anderson, Surveyor, dated, June 18, 1966.

Being the same property conveyed to Ruby Perryman Cooper by deed dated 2/22/90 from James C. Cooper, II a/k/a James Carl Cooper, II of record in Book 8053, page 268, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to

CONTINUED

unimproved ( )
This is improved (X) property, known as 3609 Caldwell Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 4th day of October, 2005

Ruby Perryman Cooper

Ruby Perryman 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 Ruby Perryman Cooper

the 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 and official seal at Nashville, Tennessee, this 4th day of October 2005.

Commission expires 3-21-09

Notary Public

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

All matters shown on the plan of record in Book 1, page 29, Minute Book "E", pages 564 and 565, Chancery Court Davidson County, TN.

The legal description is the same as the previous deed of record.