Davidson County DEEDWARR
Recvd: 10/25/05 11:49 2 pgs
Fees:13.00 Taxes:506.90
20051025-0128694

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $137,000.00

Affiant

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

Notary Public My Commission Expires: 11-25-08

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Kelli Cooper 1249 McGavock Pike Nashville, TN 37216	1249 McGavock Pike Nashville, TN 37216	Fifth Third Mortgage 336 Main Street Franklin, TN 370644

Map 72-7 Parcel 176

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MORNING D. REDA

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

KELLI COOPER

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 56 on the Plan of Kenmore Place, of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Morning D. Reda Unmarried by Warranty Deed from Brian Preston Yost and wife TRUDY Lea Yost of record in Instrument Number 20001229012750 8 Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 332, page 32 & 33, Register's Office for Davidson County, Tennessee.

Subject to: Sanitary Sewer and/or Storm Drainage easement in Book 4231, page 704, and Book 7295, page 952 Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **29th day of September, 2005.**

Morning D. Reda

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **MORNING D. REDA,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that she executed the within instrument for the purposes contained.

Witness my hand, this **29th** Day of **September, 2005.**

My Commission Expires:
11-25-08

Notary Public