This Instrument Prepared By:
**First Volunteer Title of Tennessee, Inc.**
**1411 West Main Street, Suite C**
**Lebanon, Tennessee 37087**

Davidson County DEEDWARR
Recvd: 01/11/06 13:55 2 pgs
Fees:13.00 Taxes:536.50
20060111-0004392

ADDRESS NEW OWNER:
**Andrea K. Cope**
**720 Woodcraft Drive**
**Nashville, Tennessee 37214**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**U.S. Bank N.A.**
**P.O. Box 7298**
**Springfield, OH 45501-7298**

MAP **108-15-A**
GROUP
PARCEL **14.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sharon L. Adams, nka Sharon L. Croom** this day bargained and sold, and hereby transfer and convey unto **Andrea K. Cope,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 14, on the Plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.), as shown on plat of record in Plat Book 9700, page 384, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Sharon L. Adams by Deed of record in Book 11370, Page 927 recorded 03/05/1999, Register's Office for Davidson County, Tennessee.

This is improved property known as 720 Woodcraft Drive, Nashville, Tennessee 37214.

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, her heirs and assigns, forever.

COVENANT with the GRANTEE herein that lawfully seized and possessed of said lands in fee simple; that have a good and lawful right to convey same; and warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES**: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 9700, Page 384, restrictions in Book 10420, Page 228, and Book 11044, Page 988, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

WITNESS hand this the 4th day of January, 2006.

Sharon L. Adams Croom

STATE OF Alabama )
COUNTY OF Russell )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sharon L. Adams Croom**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of January, 2006.

Melissa Thomas McEntire

NOTARY PUBLIC

My Commission Expires: 3/24/09

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is ~~$145,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 4th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 7/1/09