SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/22/06 11:28 2 pgs
Fees:13.00 Taxes:654.90
20060222-0020678

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $177,000.00

Sworn to and subscribed before me this 21st day of February, 2006.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kenneth D. Cope 5329 Village Way Nashville, TN 37211	ERA Mortgage P.O. Box 5954 Springfield, OH 45501-5954	161-10-A-60.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David McMullan and Dawn McMullan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth D. Cope, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 79, on the Plan of Section One, Villages of Brentwood, as shown by plat appearing of record in Plat Book 5200, Page 613, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David McMullan and Dawn McMullan by Warranty Deed from Jinhua Xi and Jingzhi Liu dated October 31, 2000 of record in Instrument No. 20001106-0109722, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee.

This is improved property known as **5329 Village Way, Nashville, TN 37211.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of February, 2006

David McMullan

Dawn McMullan

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, David McMullan and Dawn McMullan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21th day of February, 2006.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007