This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM.PFT

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

Davidson County DEEDWARR
Recvd: 03/15/06 12:32 2 pgs
Fees:13.00 Taxes:1184.00

Send Tax Bills To:
New owner

New Owner is:
Joel D. Cooper
647 Oakley Drive
Nashville, TN 37220

20060315-0029858

MAP: 146-15
PARCEL: 56.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thomas G. Eubanks and wife, Sherie A. Eubanks**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joel Cooper, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 141 on the Plan of Halleywood Estates, Section IV, of record in Plat Book 2331, page 158 in the Register's Office for Davidson County, Tennesee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Eubanks and wife, Sherie A. Eubanks by Deed from Paul P. Satterfield and wife, Marilyn A. Satterfield dated July 11, 1991, recorded July 22, 1991, in Book 8401, page 995, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

SAE SAE
Sellers Ints. JBE

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of March, 2006.

GRANTOR:

Thomas G. Eubanks

Thomas G. Eubanks

Sherie A. Eubanks by Thomas G. Eubanks

Sherie A. Eubanks by Thomas G. Eubanks

as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson) *20060315-0029857

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Thomas G. Eubanks**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Sherie A. Eubanks,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Inst# X, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 3 day of March, 2006.

Notary Public

BYLITHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2010

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thomas G. Eubanks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3 day of March, 2006.

Notary Public

BYLITHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2010

STATE OF TENNESSEE
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

SWORN TO and subscribed before me this 3 day of March, 2006.

NOTARY PUBLIC
My commission expires: 11/25/2010

BYLITHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.