This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 05/09/06 10:16 2 pgs
Fees:13.00 Taxes:1269.10
20060509-0053983

L&L#2531-93

SEND TAX BILL TO:
Mortgagee

ADDRESS NEW OWNER:
Keith C. Cooper
1609 Rachel Way
Old Hickory, Tennessee 37138

MAP **64.03**
GROUP **A**
PARCEL **65.00**

MORTGAGEE:
Cendant Mortgage
3000 Leadenhall Road
Mt. Laural, NJ 08054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **R. E. Hunt**/unmarried hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Keith C. Cooper and wife, Shelby Cooper**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 93 of the Brandywine Pointe Subdivision, Section 1, Phase 12, of record in Plat Book 7900, page 881, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to R. E. Hunt by deed from Shirley Ann Kendall-Hunt dated February 16, 2006, of record in Instrument Number 20060217-0019606, Register's Office for Davidson County, Tennessee. R. E. Hunt and Richard E. Hunt are one and the same person. And being the same property conveyed to R.E. Hunt by Deed from Shirley Ann Kendall-Hunt of record in instrument #20060217-0017606, Register's Office for Davidson County, TN. This instrument is executed on behalf of one or more of the Grantors by virtue of a written Power of Attorney of record as Instrument #20060215-0018569, Register's Office for Davidson County, Tennessee.

This is improved property known as 1609 Rachel Way, Old Hickory, Tennessee 37138. Possession is to be given on April 27, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 27th day of April, 2006.

R. E. Hunt by Susan Hunt Bay

R. E. Hunt, by Susan Hunt Bay, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Susan Hunt Bay**, known to me to be the person whose name is subscribed as attorney-in-fact for **R. E. Hunt**,* and who, acting individually, and as such attorney-in-fact, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2006.

*unmarried

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$343,000.00**.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 2006.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06