This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00

Affiant

Subscribed and sworn to before me,

this 14th day of June 2006.

Notary Public

My Commission Expires: 9/16/09

Davidson County DEEDWARR
Recvd: 06/19/06 15:37 2 pgs
Fees:13.00 Taxes:629.00
20060619-0073146

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Francis Samuel Sanfilippo Amanda R. Sanfilippo 539 Northcrest Drive Nashville, TN 37211	New Owner	147-11-0-90.00

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Emma Alfano now known as Emma Alfano Cooper, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Francis Samuel Sanfilippo and wife, Amanda R. Sanfilippo**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 465 on the Plan of Whispering Hills Subdivision, Section 2-C of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 465 fronts 91 feet on the easterly side of Northcrest Drive and runs back between lines 225.7 feet on the northerly line and 151.8 feet on the southerly line to a dead line in the rear on which it measures 107 feet.

Being the same property conveyed to Emma Alfano, unmarried, by Deed from Donald Mark McGill and wife, Laura McGill and filed of record in Instrument No. 20031212-0178275, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Plan of record in Plat Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee.

Note: Todd K. Cooper joins in this conveyance to convey any marital interest he may have.

This is improved property known as: 539 Northcrest Drive Nashville, TN 37211.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are 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; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of June, 2006.

By: Todd K. Cooper

Todd K. Cooper

By: Emma Alfano Cooper

Emma Alfano Cooper

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Todd K. Cooper and wife, Emma Alfano Cooper, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 14th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010