Davidson County DEEDWARR
Recvd: 08/07/06 13:29 2 pgs
Fees:13.00 Taxes:399.60

20060807-0096506

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Emma Leigh Alfano and Todd Kershaw Cooper 1422 Meridian Street Nashville, TN 37207	Regions Mortgage 7130 Goodlett Farms Pkwy Cordova, TN 38016	071-11-0-059.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Layne Hill**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Emma Leigh Alfano and Todd Kershaw Cooper**, wife and husband- , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of land in the 12th, formerly the 17th Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, February 26, 1947, as follows:

Beginning at a point in the westerly margin of Meridian Street, 400.2 feet southerly margin of Gatewood Avenue; thence with the westerly margin of said Meridian Street, southwardly 58.8 feet to an iron pin; thence westwardly 298 feet to an iron pin; thence northwardly 54.5 feet to an iron pin; thence eastwardly 299 feet to the beginning.

Being the same property conveyed to Jeffrey Layne Hill from Harold J. Hill by Affidavit of Heirship dated 8/18/04 of record in Instrument No. 20041124-0141090, said Register's Office.

Jeffrey Layne Young being one and the same as Jeffrey Layne Hill.

This is improved property known as: 1422 Meridian Street, Nashville, TN 37207

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

and we do further covenant and bind ourselves, our 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 6th day of July, 2006.

Jeffery Layne Hill

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Jeffrey Layne Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 6th day of July, 2006.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me this 6 day of July, 2006.

NOTARY PUBLIC

BONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/12/09