Davidson County DEEDWARR
Recvd: 08/10/06 11:44 2 pgs
Fees:13.00 Taxes:332.63

20060810-0098576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$89,900.00**

Mary Beth Standish
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

July 28, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES:

MACKENZIE COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 23, 2010

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mary Beth Standish 211 Timberway Drive Nashville, TN 37214	Franklin Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	108-07-0-B16.100CO

WARRANTY DEED

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, I/WE, **ROSE M BEATTIE COOPER** AND HUSBAND **DAVID COOPER**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARY BETH STANDISH, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being unit No. 161, on the plan of Timber Lake Condominiums, according to the Master Deed of record in Book 6549, page 475, and by Instrument of Clarifications of record in Book 6561, page 141, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 219, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rose M. Beattie in Instrument 20010515-0050439, Register's Office for Davidson County, Tennessee.

*Rose Cooper and Rose M. Beattie Cooper are one and the same person.

ROSE M. BEATTIE HAVINGS SINCE MARRIED NOW KNOWN AS ROSE M. BEATTIE COOPER.
DAVID COOPER, SPOUSE OF ROSE M. BEATTIE COOPER, JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHT, ESPECIALLY MARITAL RIGHTS, WHICH HE MAY HAVE IN SAID PROPERTY, BY VIRTUE OF THE MARRIAGE.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
211 TIMBERWAY DRIVE, NASHVILLE, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this date: 07/28/06

Rose M Beattie Cooper
Rose M Beattie Cooper

David Cooper
BY: David Cooper P.O.A.
Rose Cooper, Attorney-In-Fact

LTSR Number:

GTE File: 2006070411

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rose M Beattie Cooper with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he~~/she/~~it~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville on this the 28th day of July, 2006.

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rose Cooper to me known to be the person who executed the foregoing instrument in behalf of David Cooper, and acknowledged that she executed that same as the free act and deed of the said David Cooper.

Witness my hand and official seal at Nashville, Tennessee this the 28th day of July, 2006.

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____