THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25896-09-2006** **Record & Return To:** **West End Title and Escrow** **113 29th Avenue, South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me this 25th day of September, 2006. Notary Public My Commission Expires MAR. 20, 2010

Davidson County DEEDWARR
Recvd: 09/27/06 14:49 2 pg
Fees:13.00 Taxes:1406.00

20060927-0119722

WARRANTY DEED

Address New Owner: Jeremy Cooker, Mary Negrotto 2804 Hawthorne Place Nashville, TN 37212	**Send Tax Bills To:** Same as new owner	**Tax Information:** Map No.117.04-0 Parcel No. 225.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan W. Foxman and husband, Scott Forrest Aikin,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Cooker and Mary Negrotto** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2804 Hawthorne Place, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of September, 2006.

Susan W. Foxman

Scott Forrest Aikin by Susan W. Foxman
As Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan W. Foxman, 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, at office, this 25th day of September, 2006.

Notary Public

My Commission Expires: May 22, 2010

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Susan W. Foxman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and for Scott Forrest Aikin as his Attorney-In-Fact, as the free act and deed of the within named Scott Forrest Aikin.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2006.

NOTARY PUBLIC

My Commission Expires May 22, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 of Block D on the Plan of Belmont Terrace Annex - No. 3, as of record in Plat Book 1130, page 24, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Susan W. Foxman and husband, Scott Forrest Aikin by Warranty Deed dated June 28, 1999 from Kyle R. Cave and wife, Carolyn B. Cave of record in Book 11547, page 815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 24, Register's Office for Davidson County, Tennessee.
3. Facts which would be disclosed by a comprehensive survey of the premises herein described.