[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Richard G. Conners	SAME	Map 114
205 Cottonwood Court		Parcel 129.02
Franklin, TN 37069		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Christopher B. Cooper and wife, Kimberly I. Baltz** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Richard G. Conners, married** (The "Grantee"), his successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, beginning at an iron pin in the easterly margin of Old Hickory Boulevard, the same being 490 feet from the northerly margin of Charlotte Pike; thence with the margin of Old Hickory Boulevard, North 1 degree 00' West 60 feet to a point; thence North 89 degrees 17 ' East 235 feet, more or less, to a point; thence South 20 degrees 15' West 62 feet, more or less, to an iron pin; thence South 89 degrees 17' West 215 feet to the point of beginning, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Christopher B. Cooper and Kimberly I. Baltz by Warranty Deed from Edward D. Meadows, Jr., individually and as Executor of the Estate of Mildred E. Meadows, recorded on the 24th day of June, 2002 in Instrument No. 20020624-0075522, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 114 129.02, not yet due and payable.
2. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property commonly known as 706 Old Hickory Boulevard, Nashville, TN 37209.

Davidson County DEEDWARR
Recvd: 10/02/06 12:37 2 pgs
Fees:13.00 Taxes:535.58



20061002-0121520

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$145,000.00~~ 147500.00 CV

Affiant

Subscribed and sworn to before me this 29th **day of** SEPTEMBER **2006.**

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/18/08

Notary Public

My Commission Expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29TH day of September, 2006.

CHRISTOPHER B. COOPER

KIMBERLY I. BALTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared CHRISTOPHER B. COOPER and KIMBERLY I. BALTZ, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of SEPTEMBER, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/18/08

Notary Public

My Commission Expires: