THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Craig D. Cooper, et al 813 Meadow Lark Lane Goodlettsville, TN 37072	SAME	Map 34-01 Parcel 40

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRANK L. DUNCAN and wife, NANCY J. DUNCAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CRAIG D. COOPER and DONALD P. COOPER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 64 on the Plan of Echo Meadows, of Goodlettsville, a plat of which is of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to Frank L. Duncan and wife, Nancy J. Duncan, by deed from Mary Burton Saunders of record in Instrument No. 20050207-0013746, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 813 Meadow Lark Lane, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Restrictive Covenants as set forth and described in an instrument of record in Book 2447, page 325, said Register's Office.

3. Any and all matters as they may appear on the Plan of Record in Book 2331, page 64, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/24/06 08:03 2 pgs
Fees:13.00 Taxes:573.50
20061024-0131464

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

FRANK L. DUNCAN

NANCY J. DUNCAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK L. DUNCAN and wife, NANCY J. DUNCAN, 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 the 19th day of October, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Sworn to and subscribed before me, this the 19th day of October, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE