THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26046-11-2006** **Record & Return To:** **Forsythe Title & Escrow Services** **2525 W End Ave, Ste. 350** **Nashville, TN 37203-1738**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Austin and Mary Adair Maddox 1212 Ordway Place Nashville, TN 37206	ABN Amro 2600 W. Big Beaver Rd Troy MI 48084	Map No.083.09-0 Parcel No. 029.00

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, **James P. Cooper, III. and wife, Annemarie S. Cooper, a/k/a Annemarie Cooper**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Austin Maddox and Mary Adair Maddox** ("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 1212 Ordway Place, Nashville, TN 37206.

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 30th day of November, 2006.

James P. Cooper, III.

Annemarie S. Cooper by James P. Cooper, III.
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, **James P. Cooper, III.**, 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 30th day of November, 2006.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **James P. Cooper, III.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Annemarie S. Cooper** as her Attorney-In-Fact, as the free act and deed of the within named **Annemarie S. Cooper**.

Witness my hand and official seal at Nashville, Tennessee this 30 day of November, 2006.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/05/06 16:11 2 pgs
Fees:13.00 Taxes:1572.50

20061205-0150338

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Map of Beasley's Subdivision as of record in Plat Book 2, page 66, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James P. Cooper III and wife, Ann Marie Cooper, by deed dated October 14, 2005 from John Laurence Butcher and wife, Catherine Louise Butcher, of record as Instrument No. 20051027-0130110, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2, page 66, Register's Office for Davidson County, Tennessee.