WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 179,000.00 .

Raymond Cooper
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 31st day of January, 2007.

NOTARY PUBLIC
My Commission Expires: 3-22-08

NOTARY PUBLIC AT LARGE

My Commission Expires MAR 22 2008

Davidson County DEEDWARR
Recvd: 02/01/07 08:26 2 pgs
Fees:13.00 Taxes:662.30

20070201-0013072

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#07010003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Raymond Cooper, & Linda F. Cooper 104 Ryburn Court Old Hickory, TN 37138	New Owner	053- 02- 0 / 93.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Raymond Cooper and wife, Linda F. Cooper, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **THOMAS B. MEADOR**, and wife, **MELVA H. MEADOR**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

RAYMOND COOPER and wife, **LINDA F. COOPER**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Fairway View, Section One, Part Two, as of record in Book 4675, page 55, Register's Office for said County, which is more particularly described as follows:

Said Lot No. 8 fronts 80.0 feet on the northwesterly side of Ryburn Court and extends back 141.2 feet on the northeasterly line and 136.4 feet on the southwesterly line to a dead line measuring 80.14 feet thereon.

Being the same property conveyed to Thomas B. Meador and wife, Melva H. Meador by deed from Michael R. Garrison and wife, Melanie J. Garrison of record in Book 5221, page 147, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. We 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 the same is unencumbered, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2007 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 4675, Page 55, said Register's Office.

This is improved property known as: 104 Ryburn Court, Old Hickory, TN. 37138.

Witness our hands this 31st day of January, 2007..

Thomas B. Meador

Thomas B. Meador

Melva H. Meador

Melva H. Meador

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Thomas B. Meador and Melva H. Meador the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 31st day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: **Thomas B. Meador**
and wife,
Melva H. Meador

To: **Raymond Cooper**
and wife,
Linda F. Cooper

Property:

104 Ryburn Court
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000
www.ljelaw.com