WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Berta M. Fernandez	SunTrust Mortgage, Inc.	Map 133
20255 Hartland St.	201 Fourth Avenue N, 7th Floor	Group 02-0
Canoga Park, CA 91306	Nashville, TN 37219	Parcel 320.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Shaw Cooper a/k/a Mary E. Cooper, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Berta M. Fernandez and Carlos L. Majano, both unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT ONE

BEING Lot No. 47, on the Map of Nolen Heights, of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 47 fronts 50 feet on the northerly side of McCall Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Aubrey L. Cooper, Jr. and wife, Mary Shaw Cooper by deed from Cora Marie Benson and husband, Roy Benson, of record in Book 1339, Page 531, said Register's Office.

TRACT TWO

BEING the westerly one-half of Lot No. 48 on the Map of Nolen Heights, of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 48 fronts 25 feet on the north side of McCall Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to A.L. Cooper, Jr. and wife, Mary E. Cooper, by deed from F.P. Quarles and wife, Laura J. Quarles, of record in Book 2592, page 224, said Register's Office. The said Aubrey L. Cooper Jr. (a/k/a A.L. Cooper, Jr.) now being deceased.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 332, page 122, said Register's Office.

Power of Attorney of record in Instrument 20070220-0020914, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 304 McCall St., Nashville, TN 37211

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

Davidson County DEEDWARR
Recvd: 02/20/07 14:25 2 pgs
Fees:13.00 Taxes:444.00
20070220-0020915

FILE BOX 45

Witness my hand this 16th day of February, 2007.

Mary Shaw Cooper By Aubrey Lee Cooper III Atty. in Fact

Mary Shaw Cooper a/k/a Mary E. Cooper
By: Aubrey Lee Cooper, III, as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Aubrey Lee 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 Mary Shaw Cooper a/k/a Mary E. Cooper as her Attorney in Fact as the free act and deed of the within named Mary Shaw Cooper a/k/a Mary E. Cooper.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2007.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY