(2)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 05/02/07 15:07 2 pgs
Fees:13.00 Taxes:1637.55

20070502-0052654

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $442,581.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2007.

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Expiration of commission.

MY COMMISSION EXPIRES: MARCH 14, 2009

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy M. Cooper	**NEW OWNER**	**Map 145 Group 14 Parcel 012**
5333 Granny White Pike		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Henry P. Staley, III , a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy M. Cooper, 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:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Tyne Valley Estates, Section 9, of record in Plat Book 3700, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made to said lot.

Being the same property conveyed to Henry P. Staley, III, a married person by Warranty Deed from Kenneth J. Wulff, a married person, dated February 9, 2007, of record in Instrument No. 20070222-0021719, Register's Office for Davidson County, Tennessee.

Pamela A. Staley, wife of Henry P. Staley, III, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, Page 86, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4016, Page 632, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7774, Page 543, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This property is a corner lot known as 6025 Robert E. Lee Drive, Nashville, TN 37215 it is also know as 5333 Granny White Pike, Brentwood, TN 37027.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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.

Witness my/our hand(s) this 23rd day of April, 2007.

Henry P. Staley, III

Pamela A. Staley by Henry P. Staley, III, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Henry P. Staley, III , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 23rd day of April, 2007.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Henry P. Staley, III, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Pamela A. Staley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Pamela A. Staley, and is authorized by Pamela A. Staley to execute this instrument on her behalf.

This the 23rd day of April, 2007.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **07241-SH**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027