Davidson County DEEDWARR
Recvd: 05/07/07 10:03 2 pgs
Fees:13.00 Taxes:1202.50

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson 20070507-0054396

The actual consideration or value, whichever is greater, for this transfer is $325,000.00 .

Affiant

Subscribed and sworn to before me this 1st day of May, 2007.

Notary Public
My Commission Expires 01/26/08

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

07-1031

Address of New Owner:	Send Tax Bills to:	Tax Information:
John B. Winstead	Countrywide Home Loans, Inc.	172-1-A
615 Copperfield Court	801 Crescent Centre Drive, Suite 510	131.00
Brentwood, TN 37027	Franklin, TN 37067	

WARRANTY DEED

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 **Stephen Dean Cooke, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John B. Winstead and wife, Lydia K. Winstead**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 131 on the Plan of Copperfield, Revised, of record in Book 6900, Page 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to Stephen Dean Cooke, an unmarried man, by deed from Eve Lorraine Tapia, an unmarried woman, dated December 10, 2004, of record in Instrument No. 20041221-0151657, Register's Office for Davidson County, Tennessee. Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **615 Copperfield Court, Brentwood, TN 37027.**

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.

Witness our hands this 1st day of May, 2007.

Stephen Dean Cooke

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 **Stephen Dean Cooke, unmarried**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of May, 2007.

Notary Public

My Commission Expires: 7-8-08

