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Davidson County DEEDWARR
Recvd: 05/11/07 09:53 2 pgs
Fees:13.00 Taxes:666.00
20070511-0056626

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of May, 2007.

Notary Public

My Commission Expires: 7/27/10

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Betty Ann Northcutt
5527 Thalman Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

16109010100

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn Kay Cooper, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Betty Ann Northcutt, unmarried, hereinafter referred to as 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 Number 65-A on the plan of the zone lot division of lots number 54, 55, 57, 58, 60, 63, 64, 65 & 66 of Brentwood Meadows , Section 3, as of record in Book 6250, page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Carolyn Kay Cooper by Warranty Deed from G T S, Inc. of record in Book 6817, page 395, Register's Office for Davidson County, Tennessee, dated 3/31/86.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6250, Page 775, Register's Office of said County.

Restrictions of record in Book 6771, page 442, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5527 Thalman Drive, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of May, 2007.

Carolyn Kay Cooper

Carolyn Kay Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carolyn Kay Cooper, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/8/2007.

Witness my hand and official seal this 8th day of May, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

When recorded, return to:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

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