THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1086

Davidson County DEEDWARR
Recvd: 05/14/07 11:58 2 pgs
Fees:13.00 Taxes:592.68
20070514-0057396

Property Address: 108 Mill Springs Court, Old Hickory, TN 37138

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Boone, unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Teresa S. Cooper, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Old Hickory, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of Revision to Lots 8 and 9, Section One, Plantation Walk, of record in Book 6050, Page 574, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in plat of record in Plat Book 6050, Page 574, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Brenda A. Evans and Roosevelt Evans, III, dated February 27, 2007, and filed March 19, 2007 of record in Instrument No. 20070319-0033077, in the Register of Deeds for the City of Old Hickory, County of Davidson.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,185.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 24th day of March, 2007.

John Boone {Seal}
John Boone

STATE OF TENNESSEE
CITY OF Elz COUNTY Carter

On this the 26th day of March, 2007, before me the undersigned officer, personally appeared John Boone, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Tammy Street
Notary Public

TAMMY A. STREET
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARTER

My Commission expires: Aug 18, 2008

Grantee's Name, Address, Phone:
Teresa S. Cooper
108 Mill Springs Court
Old Hickory, TN 37138

MAP AND PARCEL NO: 64-15-A-8-CO

SEND TAX STATEMENTS TO:
Teresa S. Cooper
108 Mill Springs Ct.
Old Hickory, TN 37138

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,185.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: John Boone

Subscribed and sworn to before me this 24 day of March, 2007.

Tammy Street
Notary Public
My Commission expires: Aug 18, 2008

TAMMY A. STREET
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARTER