Davidson County DEEDWARR
Recvd: 06/22/07 09:13 3 pgs
Fees:18.00 Taxes:276.61
20070622-0074578

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of June, 2007, by and between CHARLES F. BIRK and THELMA D. BIRK, HUSBAND AND WIFE, hereinafter called Grantors, and TIMOTHY J. COOPER and VICKI A. COOPER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CHARLES F. BIRK and THELMA D. BIRK, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto TIMOTHY J. COOPER and VICKI A. COOPER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 0 ALLESSIO ROAD, WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Charles F Birk
CHARLES F. BIRK
Signature of Seller

Thelma D. Birk
THELMA D. BIRK
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES F. BIRK and THELMA D. BIRK, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, TN, **this** 18 **day of June, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

TIMOTHY J. COOPER and VICKI A. COOPER
1859 Milleis Chapel Rd.
Charlotte, TN 37036

Property Address:

0 ALLESSIO ROAD, WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

Timothy J. Cooper
1859 Milleis Chapel Rd
Charlotte, TN 37036

Map & Parcel #: MAP 038-00-0, PARCEL 144.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$74760** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20 day of **June, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8026

EXHIBIT 'A'

Located in the 14th. District of said County, Beginning at an iron pin, SE. corner of W. D. Harris land; and in north margin of Allessio Road; thence with said Harris line, N. 8 degrees 45' W. 167.7 feet to an iron pin; N. 4 degrees 55' E. 97 feet to an iron pin; thence N. 46 degrees 27' E. 341 feet to an iron pin, B. F. True's S. W. corner; thence with True's W. line, N. 3 degrees 18' W. 480 feet to an iron pin; thence N. 84 degrees 58' W. 650 feet to an iron pin; thence S. 3 degrees 38' W. 252.5 feet to an iron pin, NE. corner of land now owned by Charles F. Birk; thence continuing with line of land now owned by Charles F. Birk, S. 7 degrees 08' E. 199 feet to an iron pin, and S. 9 degrees 15' E. 427.5 feet to an iron pin in the G. B. Briggs' N. line; thence with Briggs' line, N. 89 degrees 30' E. 165.5 feet to an iron pin, and S. 20 degrees 28' W. 239 feet to an iron pin in N. line of Allessio Road; thence with N. line of said road, N. 76 degrees 05' E. 299.5 feet to the beginning, containing 12.46 acres, more or less.

BEING the same property conveyed to CHARLES F. BIRK and THELMA D. BIRK, HUSBAND AND WIFE, by Warranty Deed from Willie D. Harris and wife, Jessie N. Harris of record in Book 5423, page 570, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 038-00-0, PARCEL 144.00).
2. Company does not assume any liability whatsoever for the amount of acreage contained in the subject property.