PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/21/07 15:09 2 pgs
Fees:13.00 Taxes:1032.30
20070821-0100185

W & I Ref:(gj) Title No: 48835
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Samuel Harris Cooper Dawn Alison Cooper 848 Highland Crest Nashville, Tennessee 37205	Countrywide Home Loans 400307 10423 Van Nuys, CA 91410 0423

TAX MAP-PARCEL NUMBERS: 12915010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$279,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick M. Connolly ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel Harris Cooper and spouse, Dawn Alison Cooper** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section Two, West Meade Highlands of record in Book 3700, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 115.90 feet on the northerly margin of Highland Crest Drive and extends back 170.7 feet on the westerly line and 183.0 feet on the easterly line to a dead line in the rear, measuring 95.42 feet thereon.

Being the same property conveyed to Patrick M. Connolly and wife, Cynthia C. Connolly by deed from Nevin C. Trammell, Jr., and wife, Martha J. Trammell of record in Book 8658, page 436, dated June 18, 1992 and recorded on June 23, 1992 in the Register's Office for Davidson County, Tennessee. The said Cynthia C. Connolly has since died.

Diane Connolly spouse of Patrick M. Connolly joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 125, said Register's Office, which Plan shows a 30 foot minimum building setback line from Highland Crest Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 848 Highland Crest, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2007.

Patrick M. Connolly
Patrick M. Connolly

Diane Connolly
Diane Connolly

State of TENNESSEE
County of WILLIAMSON

On this 3rd day of August, 2007, before me the undersigned authority, personally appeared Patrick M. Connolly and Diane Connolly, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires: _____

Deborah Gail Johnson
Notary

Notary Seal present,
but could not be reproduced.

Bill Garrett
Bill Garrett
Davidson County Register of Deeds

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Sworn and subscribed before me this the 3rd day of August, 2007

Notary Public

My Commission Expires: 5/24/08

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Bill Garrett
Davidson County Register of Deeds

Wldoc: Deed Wty—12/92