Davidson County DEEDWARR
Recvd: 10/29/07 15:07 3 pg
Fees:18.00 Taxes:925.00
20071029-0127547

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me on this the 25 day of October, 2007.

NOTARY PUBLIC
My Commission Expires: 7-27-09

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MORTGAGEE:

Farm Credit Services of Mid-America
P. O Box 818
Springfield, TN 37172

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Daniel J. Cooper	Same as Owner	030-00 0 071.00
6847 Old Hickory Blvd.		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ARTHUR "BUTCH" MORELAND, J. L. BUSH, JR., WILTON BUSH and IDA LOU SHERRILL, all the Heirs at Law of Reba Louise Moreland (also known as Louise B. Moreland), Deceased**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **DANIEL J. COOPER and wife, HOLLY K. COOPER,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land containing 40.17 acres, more or less, in the 14th Civil District of Davidson County, TN, being known as part of the Gifford Farm and described according to a copy of a survey thereof made April 9, 1948 by Z. J. Wilkinson, Surveyor and described as follows:

BEGINNING at a point in the centerline of a branch near the North margin of an unnamed road shown on said Wilkinson's survey, being 30 feet Northwest of the junction of two drains; thence North 27 deg. 45 min. East 1140 feet to a point, the location of a former stump, 41 feet East of a wire fence being Gilliam's corner; thence along his line North 12 deg. 15 min. West 1450 feet to a stone and walnut in a fence; thence North 17 deg. West 360 feet to a point, which is 21-feet East of a fence corner; thence South 89 deg. 30 min. West along a fence 650 feet to a 26-inch black oak tree, a corner of the land that was conveyed to Carney by deed of record in Book 476, Page 109, Register's Office for said county; thence along Carney's East line South 32 deg. 30 min. East 720 feet to a stake which is 6 feet Southeast of a hackberry tree on a ridge, Carney's corner; thence with Carney's South line South 88 deg. 30 min. West 480 feet to a corner, 20 feet North of a beech tree in a hollow, another Carney corner; thence along Carney's line South 4 deg. 30 min. West passing a beech tree, in a

hollow, a distance of 983 feet to a cedar tree, Carney's corner; thence South 84 deg. East 910 feet to a stone in a drain which is 21 feet West of a well; thence down said drain South 14 deg. 30 min. West 200 feet, South 23 deg. West 160.6 feet, South 48 deg. 30 min. West 100 feet, South 26 deg. 15 min. West 520 feet to the center line of the branch above-mentioned; thence with the centerline of the same South 57 deg. East 100 feet, South 41 deg. East 200 feet to the point of beginning, containing 40.17 acres, more or less.

BEING the same property conveyed to HERMAN A. MORELAND and wife, REBA LOUISE MORELAND by Installment Deed dated June 3, 1950, and executed by G. M. WALKER and wife, MARY WALKER and recorded in Book 1850, Page 506, said Registers' Office. The said Herman A. Moreland having predeceased the said Reba Louise Moreland and the said Reba Louise Moreland having died January 25, 2006 and the said Arthur "Butch" Moreland, J. L. Bush, Jr., Wilton Bush and Ida Lou Sherrill being the remaining heirs-at-law of Reba Louise Moreland.

Subject to restrictions, easements and setback lines of record, said Register's Office.

Ingress/egress is over and upon a private road in existence for over sixty years running from the aforementioned property to Old Hickory Boulevard over the lands of various individuals which ingress/egress easement is referred to in numerous Deeds of record in Book 3373, Page 38; Book 3797, Page 649; Book 3797, Page 684; Book 3254, Page 159 and 161, said Registers' Office.

This is improved property known as 6847 Old Hickory Blvd., Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 25 day of October, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Arthur Butch Moreland
ARTHUR "BUTCH" MORELAND, heir at law of Reba Louise Moreland, Deceased

J. L. Bush, Jr.
J. L. BUSH, JR., heir at law of Reba Louise Moreland, Deceased

Wilton Bush By Butch Moreland
WILTON BUSH, heir at law of Reba Louise Moreland, Deceased, by Arthur "Butch" Moreland, AIF

Ida Lou Sherrill
IDA LOU SHERRILL, heir at law of Reba Louise Moreland, Deceased

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Arthur "Butch" Moreland, J. L. Bush, Jr., and Ida Lou Sherrill, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 25 day of October, 2007.

Curtis M. Lincoln
NOTARY PUBLIC

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4-22-09

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 25 day of October, 2007, before me personally appeared, Arthur "Butch" Moreland, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Wilton Bush, and acknowledged that such person executed the same as the free act and deed of Wilton Bush pursuant to Power of Attorney recorded as Instrument No. 20071029012754 5 Register's Office for Davidson County, TN.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 25 day of October, 2007.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 4-22-09