THIS INSTRUMENT PREPARED BY:
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NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 12/17/07 10:06 2 pgs
Fees:13.00 Taxes:1311.65
20071217-0144352

Tax Map: 172-10-0B-058.00

The actual consideration or value, whichever is greater, for this transfer is $354,500.00.

Affiant

Subscribed and sworn to before me this the 14th day of December, 2007.

My Commission Expires: 7-19-08

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

James R. Cooper and Judith F. Cooper
(Name)
217 White Court
(Street Address)
Nashville, Tennessee 37211

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PHYLLIS NICHOLSON, unmarried,** hereinafter the "Grantor," has bargained and sold, and do by these presents transfer and convey, unto **JAMES RONALD COOPER AND JUDITH FAYE COOPER, husband and wife,** hereinafter "Grantees," a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 58 on the Plan of Cluster Lot Development Christiansted Valley, Phase 2, Revision 1 of record in Instrument No. 20010209-0012854 and Instrument No. 20010111-0003575, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Phyllis Nicholson in Instrument 20050503-0049404 recorded 5/3/2005, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 217 White Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said property, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Real Estate Taxes for the year 2008 and subsequent years. Tax Parcel No. 172-10-0B-058.00.

2. All matters shown on Plat recorded in Instrument No. 20010209-0012854 and Instrument No. 20010111-0003575.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 19991221-0305559, and amended in Instrument No. 20000728-0074515, and supplemented in Instrument No. 20070206-0015266, and in any allied instrument(s) referred to in said restrictions.

4. By-Laws of Christiansted Valley of record in Instrument No. 19991221-0305559, and Charter of Christiansted Valley Homeowner's Association of record in Instrument No. 19991221-0305560 and amended in Instrument No. 19991221-0305561.

5. QuitClaim Deed for common areas to Christiansted Valley Homeowner's Association of record in Instrument No. 20030715-0098810 and Instrument No. 20020916-0112445.

6. Stormwater Detention Agreement of record in Book 11628, page 8.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, "Grantor" has caused her name to be affixed hereto on this 14th day of December, 2007.

Phyllis Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Phyllis Nicholson,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of December, 2007.

Notary Public

My Commission Expires: 1/24/09

CERTIFICATE OF AUTHENTICITY

I, Casey Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: 7-19-08