Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20080109-0002468

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley & Havens, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Dixie W. Cooper & Mark E. Cooper, Trustees 4719 Clendenin Road Nashville, TN 37220-1003	SAME	Map 131-16-0 Parcel 044.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dixie W. Cooper, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dixie W. Cooper and Mark E. Cooper, Trustees of The Dixie W. Cooper Living Trust, established by the Revocable Trust Agreement of Dixie W. Cooper, dated December 19, 2007**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of December, 2007.

Dixie W. Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dixie W. Cooper, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of December, 2007.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 of Block "A" on the Map of the First Addition to Gateway Acres, as of record in Book 1424, Page 9, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 211.3 feet on the westerly side of Clendening Road and runs back between lines, 319.6 feet on the northerly line and 260 feet on the southerly line, to a dead line on which it measures 193.5 feet.

BEING the same property conveyed to Mark E. Cooper and wife, Dixie W. Cooper by Warranty Deed from Adex Corporation, Paul E. Cook, President, of record in Instrument No. 20021125-0146081, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Also being the same property conveyed to Dixie W. Cooper by deed from Mark E. Cooper of record as Instrument No. 20080103-0000768, Register's Office for Davidson County, Tennessee.

This is improved property known as 4719 Clendenin Road, Nashville, TN 37220-1003.