WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/08 11:34 2 pgs
Fees:13.00 Taxes:438.45

20080905-0091122

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $118,500.00

Affiant

Subscribed and Sworn to me, this 29th day of August, 2008.

Notary Public

My commission expires: 3-21-09

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Saad T. Al Maleki 3809 Faulkner Drive Nashville, TN 37211	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923	MAP & PARCEL 14805021400

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 considerations, the receipt of which is hereby acknowledged, we, **James C. Cooper, III and wife Sherry Cooper,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Saad T. Al Maleki, a married man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Hillbrook Subdivision, Section 7, of record in Plat Book 3842, at page 249, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James C. Cooper, III by deed dated 6/26/91 from James C. Cooper, II and Ruby P. Cooper of record in Book 8399, page 56, Register's Office for Davidson County, Tennessee.

Sherry L. Cooper joins in this conveyance to convey any interest she may have as the wife of James C. Cooper, III.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3842, Page 249, said Register's Office.

Subject to restrictions of record in Book 4302, Page 491, said Register's Office.

Subject to Driveway Easement of record in Book 6774, page 177, said Register's Office.

This is (x) improved ( ) unimproved property known as 3809-3811 Faulkner Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 29th day of August, 2008.

James C. Cooper, III

Sherry Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James C. Cooper, III and Sherry Cooper** 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 and official seal at Nashville, Tennessee, this 29th day of August, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
NOTARY PUBLIC
DAVIDSON COUNTY