Davidson County DEEDWARR
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Fees:13.00 Taxes:407.00

20080924-0097178

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45832 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Cooper	SAME	17300012300
P.O. Box 120341		
NASHVILLE, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert W. Wood, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Cooper

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being all that property shown on the plat of the John A. Wittes, Jr., et ux property of record in Plat Book 5190, page 457, said Register's Office to which plan reference is made for an exact description of metes and bounds.

SAID plan shows a 50 foot minimum building setback line from Barnes Road and a 10 foot easement for public utility and drainage purposes along the easterly westerly and northerly lines and areas designated as 1 and 2 for soil absorption purposes. Said property has been granted an easement for right-of-way purposes of record in Book 5139, page 114, and is subject to an easement for cut and fill slopes to Davidson County, Tennessee of record in Book 2494, page 119, and certain rights, if any, in a certain easement of record in Book 5643, page 775, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Wood, Jr., married, by deed from Kenneth E. Milburn and spouse, Juliane L. Milburn, of record in Book 10964, page 15, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND NOT THE RESIDENCE OF GRANTOR NOR ANY SPOUSE OF HIS.

Unimproved ( )
This is improved (X) property known as 1324 Barnes Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 hand(s) this 22nd day of September, 2008

ROBERT W. WOOD, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert W. Wood, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2008

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010