This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

ADDRESS NEW OWNER:

Sarah W Cooper and
Brenton J. Bowers
314 S. 11th Street
Nashville, TN 37206

SEND TAX BILL:
new owner

Davidson County DEEDWARR
Recvd: 12/09/08 09:44 2 pgs
Fees:13.00 Taxes:980.50
20081209-0118686

MORTGAGEE:
Bank Star
111 Prospect Ave.
Kirkwood, MO 63122

MAP AND PARCEL:
MAP 83-13
PARCEL 86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steven Arthur Morton, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Sarah W. Cooper, unmarried and Brenton J. Bowers, unmarried, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Hanners Subdivision in East Nashville, as of record in Plat Book 2, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Arthur Morton by deed from Brett Chrisp of record in Inst. No. 20070606-0067640, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 314 S. 11th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of December, 2008.

Steven Arthur Morton

STATE OF WA)
COUNTY OF King)

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven Arthur Morton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 4 day of December, 2008.

HSIN-CHIH CHIANG NOTARY PUBLIC STATE OF WASHINGTON COMM. EXP. MARCH 31, 2012

Notary Public

My Commission Expires: 3/31/2012

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me
this 5 day of December, 2008.

Kate Rosenthal
NOTARY PUBLIC

MY COMMISSION EXPIRES NOV 22 2010

My Commission Expires: _____

Kate Rosenthal State Of Tennessee Notary Public County of Sumner