Davidson County DEEDWARR
Recvd: 03/04/09 11:48 2 pgs
Fees:13.00 Taxes:813.63
20090304-0019204

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 11 day of February, A.D., 2009, by and between

Bryan Wilburn and Emily Wilburn Husband and wife

First Parties, and

Charles L. Cope, unmarried

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

OWNER:
Charles L. Cope
7240 Explorer Trail
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

Land in Davidson County, Tennessee, being Lot No. 78, on the plan of Section Seven, Boone Trace at Biltmore, as the same appears of record in Instrument No. 20011003-0107279, said Register's Office, to which plat specific reference is hereby made for a more particular description

PROPERTY ADDRESS: 7240 EXPLORER TRAIL
NASHVILLE, TN 37221

MAP & PARCEL: 126-15A-270.00CO

Being the same property conveyed to Bryan Wilburn and wife, Emily Wilburn by deed from Philip J. Davis and wife, Kimberly A. Davis of record in Instrument 200610090125206, Register's Office for DAVIDSON County, TN.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Bryan Wilburn Emily Wilburn

✓STATE OF Illinois
COUNTY OF Peoria

Personally appeared before me, Bryan Wilburn and Emily Wilburn Husband and wife, 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, at office, this 11th day of February, 20 09.

x Stefanie Winkler Notary Public

My Commission Expires: 8-22-2012

OFFICIAL SEAL
STEFANIE WINKLER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-22-2012

STATE OF TN COUNTY OF WILLIAMSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $219,900.00. Affiant _____.

Subscribed and sworn to before me this 11th day of February, 20 09.

My Commission Expires: 5/24/09

DARLENE D. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON