WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018690 DEEDWARR
Recvd: 03/31/10 10:26 2 pgs
Fees:13.00 Taxes:588.30
20100331-0023870

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,000.00.

Affiant

Subscribed and sworn to me on March 26, 2010.

NOTARY PUBLIC

Exp- 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24398SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin G. Cooper Brittany J. Cooper 1202 Stratford Avenue Nashville, TN 37206	New Owner	72-03-44

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jimmie W. Williamson, Jr. and wife, Sheridyn Williamson hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Benjamin G. Cooper and wife, Brittany J. Cooper, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 235 and the westerly 25 feet of Lot No. 236 on the Map of Inglewood Place of record in book 332, page 101, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 235 and 236 adjoin and front together 75 feet on the southerly side of Stratford Avenue and run back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Jimmie W. Williamson, Jr., unmarried, by Deed from Donna Sue Davis, unmarried, of record in Book 11340, page 148, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1202 Stratford Avenue, Nashville, TN 37206.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on March 26, 2010.

Jimmie W. Williamson, Jr.

Sheridyn Williamson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 26, 2010, before me personally appeared Jimmie W. Williamson, Jr. and Sheridyn Williamson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 26, 2010.

NOTARY PUBLIC

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

My Commission Expires:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212