BILL GARRETT, Davidson County
Trans:T20100024724 DEEDWARR
Recvd: 04/26/10 14:27 2 pgs
Fees:13.00 Taxes:666.00
20100426-0031447

This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2010.

Notary Public
My commission expires: 12/12/10

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Brent C. Cooper	Regions Mortgage	Map 72-3
1214 Stratford Avenue	P. O. 2153	Parcel 50
Nashville, Tennessee 37216	Birmingham, AL 35287	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melissa A. Penry** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Brent C. Cooper and Darryl A. Bowslaugh, as tenants in common with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 239 on the Plan of Inglewood Place of record in Book 332, Page 101, 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 Melissa A. Penry, unmarried, by deed from Nina E. Fitzgerald, unmarried, of record in Book 10618, Page 235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1214 Stratford Avenue, Nashville, Tennessee 37216

This property is not, nor has it ever been, the marital residence of the Grantor and her spouse.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 this 23rd day of April, 2010.

Melissa A. Penry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa A. Penry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 23rd day of April, 2010.

Brian Lavoy Payne, Notary Public

My Commission expires 12/12/10

BRIAN LAVOY PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY