1958-1

This Instrument Prepared By:

Timothy R. Turner, Attorney
237 Old Hickory Blvd.
Nashville, TN 37221

WARRANTY DEED

BOOK 5252 PAGE 10

FROM:

CENTENNIAL BUILDERS, INC.

TO:

STEPHEN R. COOK and wife,
JANET P. COOK

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen R. Cook, etux	Security Federal Savings & Loan	Map 128-9
7517 Patomic Drive	4235 Hillsboro Road	Par 18
Nashville, TN 37221	Nashville, TN 37215	9D 07245

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid, and for the further consideration of the assumption of the remaining unpaid balance of a note dated August 8, 1977, payable to Security Federal Savings and Loan of Nashville, Tennessee, in the original sum of $45,200.00 with interest, which note is secured by Deed of Trust of Record in Book 5182, Page 367, Register's Office for Davidson County, Tennessee, and for the further consideration of the execution of a note of equal date herewith, payable to Centennial Builders, Inc., in the principal sum of $3,873.76 with 8 3/4% interest per annum, interest payable yearly and principal due and payable three (3) years from date, which note is secured by a second mortgage Deed of Trust of equal date herewith of record in Book _____, Page _____, said Register's Office, and for other good and valuable consideration, the receipt of all of which is hereby acknowledged, CENTENNIAL BUILDERS, INC., have bargained and sold, and by these presents do transfer and convey unto the said STEPHEN R. COOK and wife, JANET P. COOK and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 25 on the Plan of B.V. 1776 Estates, as of record in Plat Book 5050, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description

of said lot.

BEING part of the same property conveyed to Centennial Builders, Inc., by deed from Gail Pigg, Trustee, of record in Book 5182, Page 361, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to Restrictive Covenants of Record in Book 5172, Page 237, said Register's Office, easements and set back lines as shown on the plan of record and 1978 taxes which have been prorated and assumed by the Grantee herein.

This is improved property, known as 7517 Patomic Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said STEPHEN R. COOK and wife, JANET P. COOK and their heirs and assigns, forever.

And we do covenant with the said STEPHEN R. COOK and wife, JANET P. COOK 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, except as set out above.

And CENTENNIAL BUILDERS, INC. does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said STEPHEN R. COOK and wife, JANET P. COOK and their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of February, 1978.

CENTENNIAL BUILDERS, INC.

By: M. J. Williams

M. J. Williams, President

E50203

IDENTIF. REFERENCE

FEB 13 9 20 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,000.00.

Stephen B. Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 1978.

Timothy R. Turner
Notary Public

MY COMMISSION EXPIRES: May 28, 1980

FEB13 78	CONV	59,000.00			
FEB13 78	S'TAX		B*	153.40	
FEB13 78	PR'FEE		B*	.50	
FEB13 78	W'DEED		B*	6.00	* 159.90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared M. J. Williams with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the CENTENNIAL BUILDERS, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation himself as President.

WITNESS my hand and seal, at office, in Nashville, this 8th day of February, 1978.

Timothy R. Turner
Notary Public

MY COMMISSION EXPIRES: May 28, 1980