THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Roy W. Rees, II<br>727 Kendall Drive<br>Nashville, TN 37209 | Citizens & Southern Commercial Corp.<br>P.O. Box 656<br>Tucker, GA 30085-0656 | 103-10-5<br>8DA-56720 |

**WARRANTY DEED**

BOOK 6490 PAGE 661

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ronald P. Cook unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roy W. Rees, II and wife, Carroll K. Rees

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 42 on the plan of Section 4, Brookside Courts, Addition No. 4, of record in Book 2083, page 59, Register's Office for said County.

SAID Lot No. 42 fronts 80 feet on the northwesterly margin of Kendall Drive and extends back 166.4 feet on the northeasterly line and 171.1 feet on the southwesterly line to a dead line in the rear, measuring 56.1 feet thereon.

BEING the same property conveyed to Ronald P. Cook by deed from Carolyn H. Cox Johnson and husband, J. F. Johnson, of record in Book 6343, page 590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 727 Kendall Drive, Nashville, TN. 37209.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is 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 Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of January, 19 85.

Ronald P Cook

Ronald P. Cook

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 29th day of January, 19 85, before me personally appeared Ronald P. Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6490 PAGE 662

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00.

Roy W. Rees, II
Affiant

Subscribed and sworn to before me, this the 8th day of February, 1985.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

355 02/11 175.50 CHECK

WARRANTY DEED

from:
RONALD P. COOK

to:
ROY W. REES, II, AND
WIFE, CARROLL K. REES

RETURN TO: CG
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23193

FEB 11 12 21 PM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

18390

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 6490 PAGE 663

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 660CO.CO- | CAMT. |
| | | | 169.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 175.50- |
| | | | 0355A02/11/85 | BAL .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 8 2 3 9 0

IDENTIF. REFERENCE

FEB 11 12 21 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107776