This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, Tn 37066

ADDRESS NEW OWNER:
Rosemary S. Cook
2716 Wellman Drive
Nashville, Tenn 37214

SEND TAX BILLS:
Same

BOOK 7655 PAGE 379

M-58
P-14 A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, L. KEN JOHNSON, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROSEMARY S. COOK, hereinafter called the Grantee, her heirs and assigns, the following described property to wit:

> LAND in Davidson County, Tennessee, being in the 13th, formerly 23rd Civil District, being part of the Home Place of Britton Nicholson, deceased, on Eaton's Creek Road, and described according to a copy of a survey made October 27, 1975, by John Kohl, Surveyor, containing 2 acres, more or less as follows:
>
> BEGINNING at a point in the westerly margin of Eatons Creek Road, the southeasterly corner of said premises; thence, South 85 degrees, 20' West 580.4 feet to an iron pin; thence, North 6 degrees 10' West 84 feet to an iron pin; thence, North 78 degrees 40' East, 550 feet to an iron pin; thence, South 19 degrees East, 152 feet with the westerly margin of Eatons Creek Road, to the point of beginning.
>
> Being the same property conveyed to L. Ken Johnson by deed from Federal National Mortgage Association, dated 8-26-85 and being recorded in Book 6679, page 469 of the Register's Office for Davidson County, Tennessee. Nadine Johnson joins in this conveyance to convey any interest she may have in the herein-described property.

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 and assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537
Nashville
(615) 242-5945

right to convey it, and the same is unencumbered, except as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is (improved) (~~unimproved~~) property located at: 4507 Eatons Creek Road, Nashville, TN 37218.

IN WITNESS WHEREOF, the parties hereto has duly executed the foregoing on this the 16th day of September, 1988.

L. KEN JOHNSON

NADINE JOHNSON

BOOK 7655 PAGE 380

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, L. Ken Johnson and wife, Nadine Johnson, the within named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 16th day of September, 1988.

NOTARY PUBLIC

My Commission Expires:
5/11/91.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $41,000.00 DOLLARS.

AFFIANT

Subscribed and sworn to before me this the 16th day of September, 1988.

NOTARY PUBLIC

(SEAL) My Commission Expires: 5/11/91

6868 L

SEP 19 1 39 PM '88

3390 09/19/88 0103 03CHECK 141.80

AMONETTE AND STUBBS
An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537
Nashville
(615) 242-5945

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7655 PAGE 381

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 6 8 1

IDENTIFICATION

SEP 19 1 39 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

CAMT	41000.00
CON TX	135.30
PRFEE	0.50
WDEED	6.00
TOTAL	141.80
CHECK	141.80

09/19/88 01 13:41 0001 8380

No. 135384