THIS INSTRUMENT PREPARED BY:

John W. Stapp IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219
(615) 244-0030

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Carolyn A. Cook 4013 Edwards Avenue Nashville, TN 37216	SAME	Map No. 6110 Parcels 58, 59 and 60

~~3838 11/02 0101 03CHECK~~ 320.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transaction is $95,000.00.

Carolyn A. Cook

Sworn to and subscribed before me, on this the 31st day of October, 1988.

Glenna S. Payton
Notary Public

My commission expires: Oct. 30, 1989

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Five Thousand and 00/100 ($95,000.00) Dollars, WILLIAM MILLER WATTS and wife, ELSIE LOUISE WATTS, Grantors herein, have bargained and sold and by these presents do transfer and convey unto the said CAROLYN A. COOK, the Grantee herein, her heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: BEING Lot No. 151 on the Plan of Maplewood Heights Subdivision of record in Book 547, pages 77 and 78, Register's Office of said county.

Said Lot No. 151 fronts 100 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to Elsie Louise Watts by deed of record in Book 5339, page 410, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Maplewood Heights Subdivision of record in Book 547, pages 77 and 78, Register's Office for said county.

Said Lot No. 150 fronts 100 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

BEING part of the property conveyed to Elsie Louise Watts and husband, William Miller Watts by deed of record in Book 2995, page 523, said Register's Office.

TRACT NO. 3: Being Lot No. 149 on the Map of Maplewood Heights, of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 100 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

BEING the property conveyed to Elsie Louise Watts by deed of record in Book 5339, page 410, Register's Office for Davidson County, Tennessee.

The foregoing tracts are improved property known as 4013 Edwards Avenue, Nashville, TN 37216.

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever. And we do covenant with the said Grantees 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives 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.

Whenever 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 this 31st day of Oct., 1988.

William Miller Watts
WILLIAM MILLER WATTS

Elsie Louise Watts
ELSIE LOUISE WATTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dena S. Payton, a Notary Public in and for said County and State, the within named WILLIAM MILLER WATTS and wife, ELSIE LOUISE WATTS, the within bargainors, with each of whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this 31st day of October, 1988.

Dena S. Payton
Notary Public

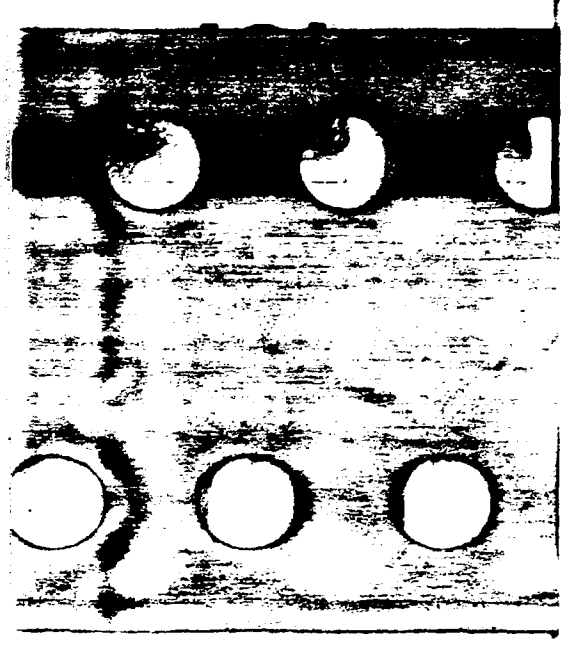
My commission expires:
Oct. 30, 1989

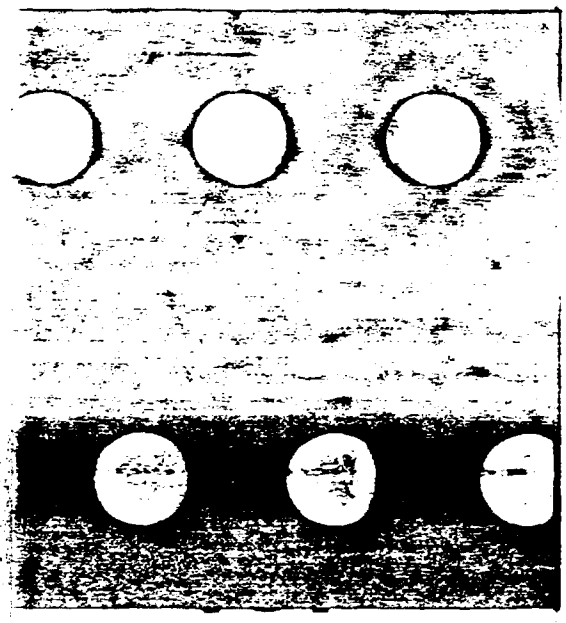
8.2151.

IDENTIFICATION

Nov 2 3 46 PM '88

- 2 -





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7694 PAGE 415

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

CAMT	95000.00
CON TX	313.50
PRFEE	0.50
WDEED	6.00
TOTAL	320.00
CHECK	320.00

11/02/88 01 15:48 0001 3838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8215 IDENTIFICATION REFERENCE

Nov 2 3 45 PM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150452