440424.8

Fee

13 BOOK 8060 PAGE 845

This instrument prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counselor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
Paul E. Cook
1929 Edinbridge Way
Nashville, TN 37215

SEND TAX BILLS TO:
same

MAP & PARCEL
159-01-023

WARRANTY DEED

THIS INDENTURE, entered into this 16th day of February, A.D. 1990, by and between STEPHEN W. SANDERS, TRUSTEE, hereinafter referred to as Party of the First Part, and PAUL E. COOK, hereinafter referred to as Party of the Second Part,

WITNESSETH;

THAT, for and in consideration of the sum of Seventy-two Thousand Five Hundred and no/100ths ($72,500.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged by the Party of the First Part, the said Party of the First Part has bargained, sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer and convey unto the Party of the Second Part all of his right, title and interest in and to that certain parcel or tract of land in the County of Davidson, State of Tennessee, which is particularly described as follows:

BEING Lot No. 25 on the Plan of Hound's Run as of record in Book 6900, pages 167-171, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING a portion of the property which was conveyed to Stephen W. Sanders, Trustee, by Warranty Deed from Dukes & Dukes Development Corporation, dated 11 December 1986, recorded in Book 7080, page 675, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property to the Second Party, his heirs and assigns, forever.

The First Party covenants with the Second Party that the said First Party is seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except for the lien of the 1989 and 1990 taxes and the maintenance fee for 1990.

The First Party covenants and binds himself and his heirs and representatives to warrant and forever defend the title to the said land to the Second Party, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party have executed this instrument on the day and year first above written.

Stephen W. Sanders (L.S.)
STEPHEN W. SANDERS TRUSTEE

0757 03/08 0101 03CHECK 246.25

09379

IDENTIF. TREFERENCE

MAR 8 2 51 PM '90

DAVIDSON COUNTY TN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, STEPHEN W. SANDERS, TRUSTEE, the within named bargainor, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of ~~February~~ March, A.D. 1990.

My Commission expires:
March 11, 1991

NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration for this transfer or value of the property, whichever is greater, is $72,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Diane Cox
AFFIANT

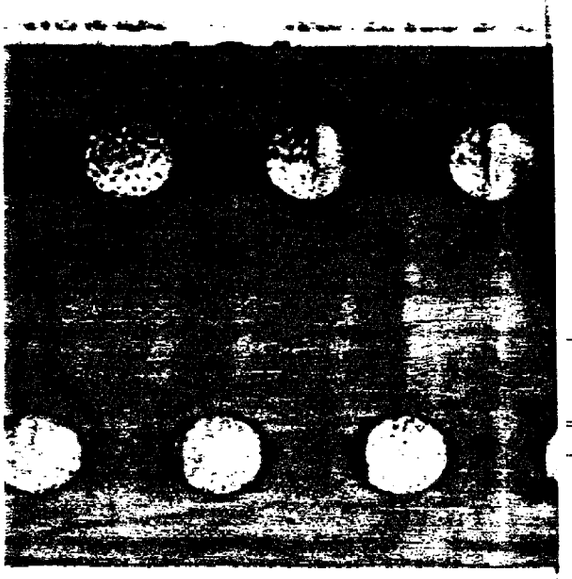
Sworn to and subscribed before me
this 8th day of ~~February~~ March, 1990.

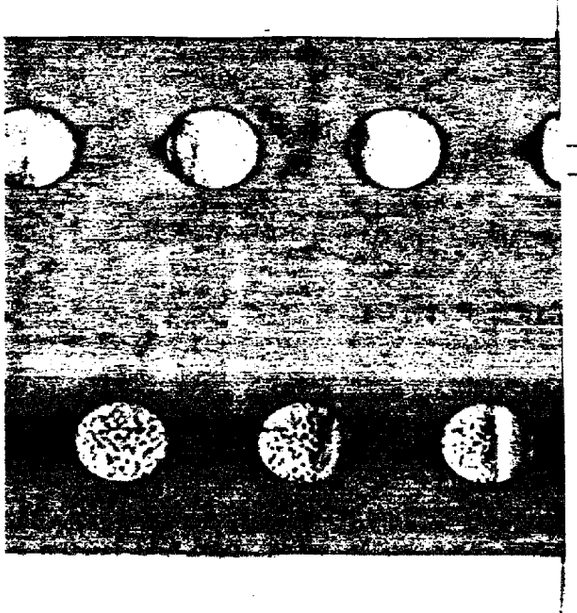
NOTARY PUBLIC

My Commission expires: March 11, 1991

THIS INSTRUMENT PREPARED BY:

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSE





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

RECEIVED OF _____

FOR _____

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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
				CAMT 72500.00
				CON TX 239.25
				PRFEE 1.00
				MDEED 6.00
				TOTAL 246.25
				CHECK 246.25

03/08/90 01 14:49 0001 0757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09379

IDENTIF. REFERENCE

MAR 8 2 51 PM '90

DAVIDSON COUNTY TN.

No. 299247