WARRANTY DEED

BOOK 8302 PAGE 439

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TINA M. WRIGHT	SOVRAN MORTGAGE CORPORATION	Map 58
(NAME)	(NAME)	
4507 Eatons Creek Road	201 East Cary Street	Parcel 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Richmond, Virginia 23219	F.B. 13D30150
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ROSEMARY S. COOK, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TINA M. WRIGHT, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 in the 13th formerly, 23rd Civil District, being part of the Home Place of Britton Nicholson, deceased, on Eatons Creek Road, and described according to a copy of a survey made October 27, 1975, by John Kohl, Surveyor, 400 7th Ave. S., Nashville, TN, Lic. No. 100, as follows:

Beginning at a point in the westerly margin of Eatons Creek Road, the southeasterly corner of said premises; thence, South 85 deg. 20 min. West 580.4 feet to an iron pin; thence, North 6 deg. 10 min. West 84 feet to an iron pin; thence, North 78 deg. 40 min. East 550 feet to an iron pin; thence, South 19 deg. East 152 feet with the westerly margin of Eatons Creek Road, to the point of beginning, and containing 2 acres, more or less.

Being the same property conveyed to Rosemary S. Cook by deed from L. Ken Johnson and wife, Nadine Johnson of record in Book 7655, page 379, said Register's Office.

This conveyance is made subject to 1991 Taxes, which have been prorated and assumed by the Grantee.

96461

IDENTIF. REFERENCE

MAR 4 9 15 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0466 03/04 0101 03CHECK 178.60

This is improved ( ) unimproved (XX) property, known as 4507 Eatons Creek Road, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of February, 1991.

~~ROSEMARY S. COOK~~

Rosemary S. Cook

[redacted]

STATE OF TENNESSEE

COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARY S. COOK

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of February, 19 91

My commission expires 3-11-91 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Tina M Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 91

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ROSEMARY S. COOK

TO TINA M. WRIGHT

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 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	52000.00
CONTX	171.60
PRFEE	1.00
MDEED	6.00
TOTAL	178.60
CHECK	178.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/91 01 09:18 0001 0466

96461

IDENTIF. REFERENCE

MAR 4 9 15 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 401301