This Instrument Prepared By:
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640 Spence Lane, Suite 218
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File Box 24

BOOK 8458 PAGE 567

ADDRESS NEW OWNER:
Bobby W. Cook
3443 Knight Road
Whites Creek, Tennessee 37189

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 49
PARCEL 254
12DZ-81925

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Anita Sanders Cummings and Benjamin Wayne Sanders, devisees of the Will of James H. Sanders filed in the Probate Court September 26, 1990, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bobby W. Cook, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land, located in the 12th Civil District of Davidson County, Tennessee, and being a part of the original B. F. and Maggie Sanders land of record in Book 379, page 602, and Book 289, page 495, Register's Office for Davidson County, Tennessee, at Nashville.

SAID tract of land is composed of Lot No.5 as shown on unrecorded survey by W. B.Omohundro, Surveyor, dated 10/28/39, and an additional tract of land adjoining said lot on the easterly line and partially described by unrecorded survey by Richard B. Omohundro, surveyor, dated 3/18/61, and more particularly described by metes and bounds as follows:

STARTING at a spike in the center of Knight Road (Old Ewing Road) said point being the original northwest corner of the B.F. and Maggie Sanders lands, and running thence with the center of Knight Road (Old Ewing Road) S4 deg. 45' min W, 200 feet to a spike in the center of said road, the same being the point of beginning of the hereinafter described tract of land; thence S87 deg. 30 min. E, 285 feet to a point; thence S4 deg. 45 min. W, 50 feet to a point; thence N 87 deg. 30 min. W, 285 feet to a spike in the center of Knight road; thence with the center of said road N 4 deg. 45 min. E, 50 feet to the point of beginning.

Being the same property conveyed to James Henry Sanders and wife, Ina Bell Sanders, by deed from Maggie Sanders, a widow of record in Book 3312, Page 475, Register's Office for Davidson County, Tennessee. The said parties having since died and the property is vested in Anita Sanders Cummings and Benjamin Wayne Sanders, devisees of the Will of James Henry Sanders.

This is the same description as in previous deed of record.

Joint Driveway Agreement as to Lots 4 and 5, on the unrecorded survey as described in instrument being recorded simultaneously herewith. House Sold "AS IS".

James Henry Sanders is one and the same as James H. Sanders.

0538 10/04 0101 03CHECK 99.50

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

This is improved property known as 3443 Knight Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby W. Cook, unmarried, his heirs and assigns, forever; and we, Anita Sanders Cummings and Benjamin Wayne Sanders, devisees of the Will of James H. Sanders do covenant with the said Grantee 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 10th day of September, 1991.

James H. Sanders Estate

Anita Sanders Cummings

By: Anita Sanders Cummings

Benjamin Wayne Sanders

By: Benjamin Wayne Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anita Sanders Cummings and Benjamin Wayne Sanders the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of September, 1991.

Jane H. Flagg

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

Bobby W. Cook

AFFIANT

Subscribed and sworn to before me this 10th day of September, 1991.

Jane H. Flagg

NOTARY PUBLIC

My Commission Expires: 5/22/93

5.23633

IDENTIFICATION REFERENCE

Oct 4 3 03 PM '91

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	6.00
TOTAL	99.50
CHECK	99.50

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 10/04/91 01 15:05:0001 0538

5.2363.

IDENTIFICATION REFERENCE

OCT 4 3 03 PM '91

No. 465340