BOOK 8856 PAGE 716

This Instrument Prepared By:

HARWELL MARTIN & STEGALL, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Charles E. Cooke<br>512 Parmer Avenue<br>Nashville, TN 37205 | Same | 130-7-29 |

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FIRST AMERICAN TRUST COMPANY, ROBERT E. HARWELL, JR., JONATHAN HARWELL and COLEMAN A. HARWELL, II, CO-TRUSTEES of the ROBERT E. HARWELL FAMILY TRUST created under the Will of Robert E. Harwell, Deceased, the Grantors herein, have bargained and by these presents do transfer and convey unto CHARLES E. COOKE and wife, SUSAN H. COOKE, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE

Said parcel is unimproved property known as Westview Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantors do covenant with the said Grantees that they as said co-trustees are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit B. Grantors do further covenant and bind themselves as co-trustees to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons claiming by or through Grantors, but no further or otherwise.

8901.3

IDENTIFICATION

FEB 3 4 27 PM '93

CATZ, WILSON & STEIN
DAVIDSON COUNTY, TN

WITNESS our hands this 3rd day of February, 1993.

THE ROBERT E. HARWELL FAMILY TRUST created under the Will of Robert E. Harwell, Deceased
By:

FIRST AMERICAN TRUST COMPANY
CO-TRUSTEE

By: _____
Douglas A. Kirby
Assistant Vice President

_____
Robert E. Harwell, Jr.
Co-Trustee

_____
Jonathan Harwell
Co-Trustee

_____
Coleman A. Harwell, II
Co-Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Terri Smiley of the state and county aforesaid, personally appeared Douglas A. Kirby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Assistant Vice President (or other officer authorized to execute the instrument), of First American Trust Company, the within named bargainor, a corporation, Co-Trustee of the Robert E. Harwell Family Trust created under the Will of Robert E. Harwell, Deceased, and that he as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and seal, at office in Nashville, this 3rd day of February, 1993.

_____
Notary Public

NOTARY PUBLIC TERRI SMILEY STATE OF TENNESSEE AT LARGE

My Commission Expires:
5-28-95

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Carolyn Morgan, a Notary Public of said county, Robert E. Harwell, Jr., Co-Trustee of the Robert E. Harwell Family Trust created under the Will of Robert E. Harwell, Deceased, the within named bargainor, with whom I am personally acquainted, or proved 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, at office, this 3rd day of February, 1993.

Carolyn P. Morgan
Notary Public

My Commission Expires:

My Commission Expires 5-25-96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Diane W. Eakin, a Notary Public of said county, Jonathan Harwell, Co-Trustee of the Robert E. Harwell Family Trust created under the Will of Robert E. Harwell, Deceased, the within named bargainor, with whom I am personally acquainted, or proved 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, at office, this 3rd day of February, 1993.

Diane W. Eakin
Notary Public

My Commission Expires:

May 25 1996

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Carolyn Morgan, a Notary Public of said county, Coleman A. Harwell, II, Co-Trustee of the Robert E. Harwell Family Trust created under the Will of Robert E. Harwell, Deceased, the within named bargainor, with whom I am personally acquainted, or proved 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, at office, this 3rd day of February, 1993.

Carolyn P. Morgan
Notary Public

My Commission Expires:

My Commission Expires 5-25-93

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property (whichever is greater) is $110,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn and subscribed
this 3rd day of
February, 1993.

Diane W. Eakin
Notary Public

My Commission Expires:
May 25, 1996

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot No. 62 on the plat of New Golf Club Subdivision as of record in Book No. 421, page 104, Register's Office of Davidson County, Tennessee, said Lot No. 62 fronts 100 feet on the westerly side of Westview (formerly Highland) Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Robert E. Harwell by deed from R. J. Joyner and wife, Susie A. Joyner, of record in Book 769, page 375, Register's Office for Davidson County, Tennessee. The said Robert E. Harwell died on February 14, 1966, and said property then vested in Robert E. Harwell, Jr., Jonathan Harwell and First American National Bank of Nashville, Tennessee (now First American Trust Company), as Co-Trustees under the Will of Robert E. Harwell, deceased, of record in Will Book 34, page 525, Probate Clerk's Office for Davidson County, Tennessee, and also of record in Book 4089, page 581, Register's Office for Davidson County, Tennessee. Coleman A. Harwell, II, was also appointed Co-Trustee under said Will by Appointment of Trustee of record in Book 4877, page 348, said Register's Office.

**EXHIBIT "B"**

**ENCUMBRANCES**

1. Taxes for 1992.

2. All matters shown on the plan of record in Book 421, page 104, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer of record in Book 5787, page 392, said Register's Office.

4. All matters shown on the survey prepared by John Kohl & Company, P.C., dated February 2, 1993, File No. 48098-96.

JH/g2
Cooke.WD

9143 02/03 0101 03CHECK 432.00

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8856 PAGE 722

| | | |
|---|---|---|
| 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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 24.00
TOTAL ~~432.00~~
CHECK ~~432.00~~

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02/03/93 01 16:25 0001 9143

8901.3

IDENTIFICATION REFERENCE

FEB 3 4 27 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 617667