File 11863 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 9059 PAGE 947

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| PETER J. ZABASKI (NAME) | NEW OWNERS (NAME) | Map 116-13 |
| 512 Parmer Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 92 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | F.B. BM 7396 |

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, CHARLES EDWARD COOKE AND WIFE, SUSAN ELIZABETH COOKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER J. ZABASKI AND WIFE, MARIANNE ZABASKI

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 Lot Nos. 28 and 29 on the Plan of Bellemeade Subdivision, as of record in Plat Book 1130, page 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Edward Cooke and wife, Susan Elizabeth Cooke by deed from Thomas R. Snyder and wife, Catherine H. Snyder of record in Book 7799, page 180, said Register's Office.

This conveyance is made subject to: (1) 1993 taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1066, page 618; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 3, said Register's Office.
Charles Edward Cooke being one and the same as Charles E. Cooke and Susan Elizabeth Cooke being one and the same as Susan H. Cooke.

56506
IDENTIF. & REFERENCE

93 AUG 27 AM 10:01

4650 08/27 0101 03CHECK 712.00

unimproved ( )
This is improved (X) property, known as 512 Parmer Avenue, Nashville, Tennessee 37205

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 26th day of August, 19 93

CHARLES EDWARD COOKE

SUSAN ELIZABETH COOKE
BY: CHARLES E. COOKE,
ATTORNEY-IN-FACT BY POWER
OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF TENNESSEE

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

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

Witness my hand at office, this 26th day of August, 19 93.

My commission expires 11/20/96 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

Personally appeared before me, the undersigned, Charles E. Cooke, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Susan H. Cooke, being one and the same as Susan Elizabeth Cooke, and is authorized by the said Susan H. Cooke, being one and the same as Susan Elizabeth Cooke, to execute this instrument on her behalf.

Witness my hand, at Office, this 26th day of August, 1993.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

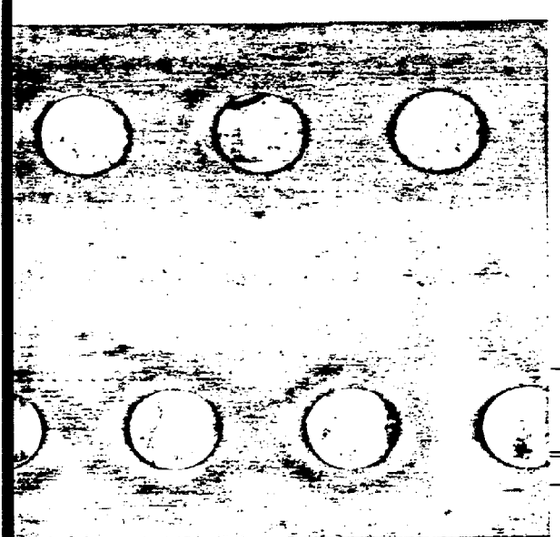
WARRANTY DEED

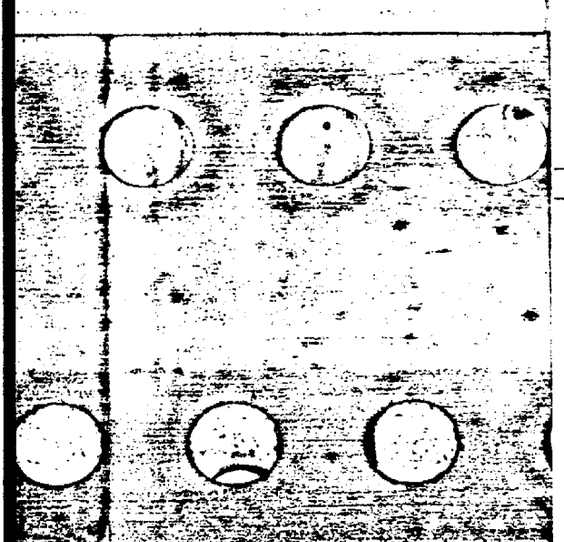
FROM CHARLES EDWARD COOKE AND WIFE, SUSAN ELIZABETH COOKE

TO PETER J. ZABASKI AND WIFE, MARIANNE ZABASKI

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 _____

BOOK 9059 PAGE 949

| | | |
|---|---|---|
| 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 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 8.00
TOTAL 712.00
CHECK 712.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/27/93 01 10:01 0001 4650

56506
IDENTIF. ↑ REFERENCE

93 AUG 27 AM 10:02

REGISTER
DAVIDSON COUNTY, TN.

**No.** 690942