# WARRANTY DEED

BOOK 9215 PAGE 573

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 28,500.00

Leroy Cook
Affiant

Sworn to and subscribed before me this 7 day of Jan., 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

94 JAN 10 AM 8:52
REGISTER
DAVIDSON CO. TENN.

05705
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER:

Leroy Cook
2025 Sanford Dr
Mt Juliet, Tn 37122

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 9213
Parcel 313

**FOR AND IN CONSIDERATION** of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hal Wilson, d/b/a The Wilson Group, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Leroy Cook, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Map of Shields' New West Nashville Plan of lots, as of record in Book 57, page 77, Register's Office for said County, and a strip of ground lying between the easterly line of said lot and the westerly margin of 37th Avenue, North, formerly New Pilcher Street.

Said Lot No. 86 fronts 50 feet, more or less, on the westerly side of 37th Avenue, North, formerly New Pilcher Street, and together with said strip runs back parallel lines to an alley, measuring 50 feet thereon.

Being the same property conveyed to Hal Wilson, d/b/a The Wilson Group, by deed from United Companies Lending Corp., of record in Book 9215, page 433, Register's Office for Davidson County, Tennessee.

The above described premises is not the place of usual residence of the Grantor herein.

This is improved property known as 303 37th Avenue, North, Nashville, TN 37209.

**TO HAVE AND TO HOLD** the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we 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, assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7 day of Jan, 1994.

THE WILSON GROUP

BY: _____
(NAME) (TITLE)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hal Wilson the owner of Hal Wilson, d/b/a The Wilson Group, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of Jan, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 11-26-54

7608 01/10 0101 03CHECK 114.45

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

RECEIVED OF _____

FOR _____

BOOK 9215 PAGE 575

| | | |
|---|---|---|
| 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 28500.00
CON TX 105.45
PRFEE 1.00
WDEED 8.00
TOTAL 114.45
CHECK 114.45

01/10/94 01 08:51 0001 7608

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

05705
IDENTIF. # REFERENCE

94 JAN 10 AM 8:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 743617