OFFER TO PURCHASE

FOR AND IN CONSIDERATION of One and No/100 Dollar cash in hand paid to the undersigned sellers, the receipt of which is acknowledged, and other consideration hereinafter mentioned, we, Sean V. Cook and wife, Anjenetta Cook, offer to purchase from Ada B. Little and Lilly A. Weems house and land located at 2626 Foster Avenue, Nashville, TN 37210, being further identified as:

Land in Davidson County, Tennessee, being described as follows:

> Lot No. 1 in Block No. 1 of Cumberland Nurseries Subdivision of record in Book 1467, page 459 of the Register's Office for Davidson County, Tennessee; which lot No. 1 fronts 53 1/2 feet on the East side of Foster Avenue in Woodbine, Suburb of Nashville, Tennessee and runs back easterly between parallel lines and along the North margin of Whitsitt Avenue 150 feet to an alley.
>
> Being the same property conveyed to William B. German and wife, Mary Ann German, by warranty deed from Ella Brien LeSueur, an unmarried woman, as of record in Book 1467, Page 459, R.O.D.C. Tenn. William B. German predeceased his said wife, Mary Ann German. Mary Ann German died intestate, without spouse or children, on November 1, 1991, leaving as her sole heirs at law her sisters, Ada B. Little and Lilly A. Weems.

We offer to pay for the purchase the sum of FIFTEEN THOUSAND DOLLARS (15,000.00), with a down payment of TWO THOUSAND DOLLARS ($2,000.00). The remainder of the purchase price is to be paid in monthly installments of THREE HUNDRED DOLLARS ($300.00), paid on the first day of each month, until the full purchase price is paid. Said installments are to begin thirty (30) days from the date of purchase.

Sold as is: Plus 8% interest on balance, Plus a late charge of $25.00 after five (5) days.

Sean V. Cook
SEAN V. COOK, BUYER

Anjenetta Cook
ANJENETTA COOK, BUYER

This offer was accepted on 1-31, 1994.

Ada B. Little
ADA B. LITTLE, SELLER

Lilly A. Weems
LILLY A. WEEMS, SELLER

SUBCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JANUARY 1994 AT CLEVELAND, OHIO

Annie B. Frazier
ANNIE B. FRAZIER, Notary Public
State of Ohio
My commission expires May 23, 1994

PREPARED BY

BOOK 9241 PAGE 753

JOHN CORRY, ATTY
P.O. BOX 507
MEHARRY MEDICAL COLLEGE
NASHVILLE, TN 37208

NAME & ADDRESS OF NEW OWNER | TAX BILLS

SEAN V. COOK, SR.
ANJENETTA COOK
2626 FOSTER AVE.
NASHVILLE, TN 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 1994.

Deputy Register

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 13,000.00

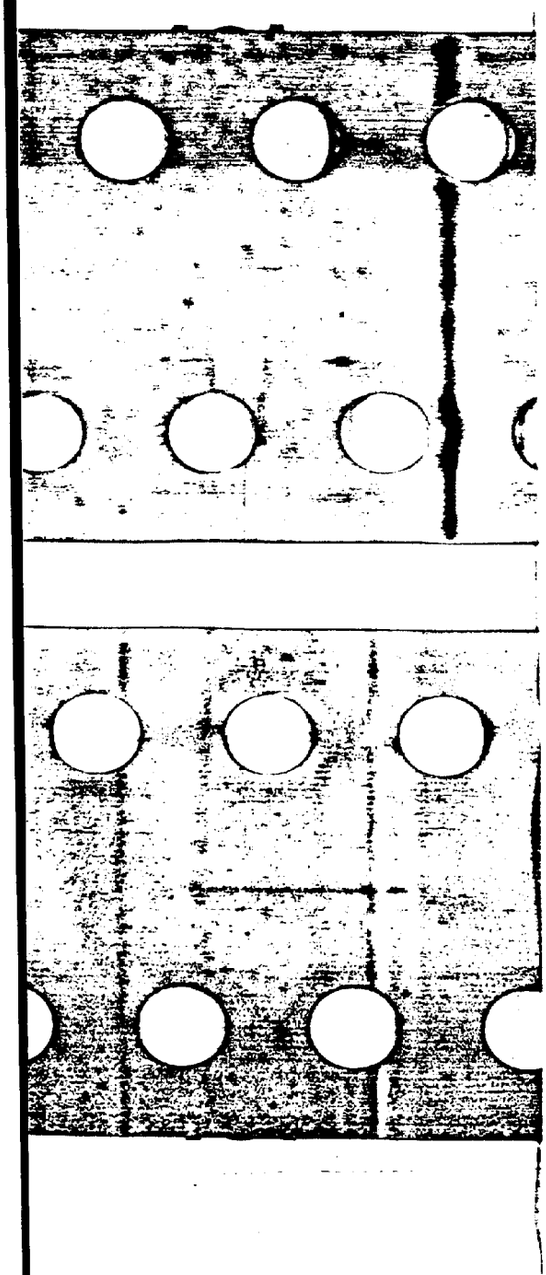
15057
IDENTIF. & REFERENCE

94 FEB -4 AM 11:39

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2621 02/04 0101 03CHECK 77.15



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 15000.00
MAMT 13000.00
CON TX 55.50
MOR TX 12.65
PRFEE 1.00
WDFEE 8.00
TOTAL 77.15
CHECK 77.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/94 01 11:39 0001 2621

15057
IDENTIF. # REFERENCE

94 FEB -4 AM 11:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 755599