SSB

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box 50-B**

BOOK 9570PG807

**ADDRESS NEW OWNER:**
Beverly J. Wheeler
941 Patio Drive
Nashville, Tennessee 37214

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**

**MAP AND PARCEL:**
MAP 108-3-A
GROUP
PARCEL 36CO

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kenneth C. Cook, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Beverly J. Wheeler, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 22, Unit No. 36, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth C. Cook, unmarried, by deed from TennReal, Inc., of record in Book 6237, page 453, Register's Office for Davidson County, Tennessee.

This is improved property known as 941 Patio Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 5200, page 495, Register's Office for Davidson County, Tennessee;

3. Master Deed and By-Laws, which contain restrictive covenants, liens and other matters of record in Book 5970, page 829, as re-recorded in Book 6014, page 978, as amended in Book 6406, page 799, all in said Register's Office; and

4. Rules and Regulations of Patio Villa Condominium Association of record in Book 7266, page 827, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Beverly J. Wheeler, her

heirs and assigns, forever; and I, Kenneth C. Cook, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Witness my hand this the 5th day of January, 1995.

Kenneth C. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth C. Cook, an unmarried person, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of January, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**NOTARY PUBLIC**

My Commission Expires: Nov 24, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,500.00.

Beverly J Wheeler

**AFFIANT**

Subscribed and sworn to before me this 5th day of January, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**NOTARY PUBLIC**

My Commission Expires: Nov. 24, 1996

25209
IDENTIFICATION REFERENCE

95 JAN 13 AM 10:41

REGISTER
DAVIDSON COUNTY, TN.

1887 01/13 0101 03CHECK 166.25

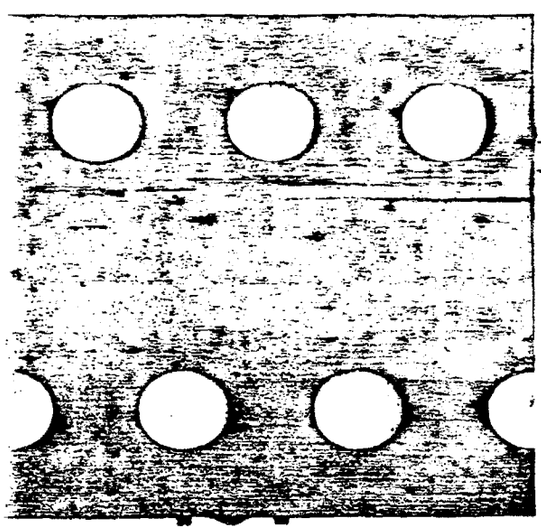
**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**





**RECEIVED OF** _____

**FOR** _____

BOOK 9570 PG 809

| | | |
|---|---|---|
| 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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 8.00
TOTAL 166.25
CHECK 166.25

01/13/95 01 10:40 0001 1887

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

25209 IDENTIF. & REFERENCE

95 JAN 13 AM 10:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 871727