BOOK 9585 PG 473

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry E. Cook etux 4200 Kennedy Ave. Nashville, Tennessee 37216	SAME	Map: 61-16 Par: 72

30131

RECEIVED FOR REFERENCE
DEC 30 1994 3:34
PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Larry E Cook
Affiant

SUBSCRIBED AND SWORN to before me this 13th day of December, 1994.

Connie Lankford
Notary Public
My Commission Expires: 11-22-97

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JUDITH ANN WHITE SIMMONS (being the same person as Judith W. Simmons), hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto LARRY E. COOK and wife, ALICE F. COOK, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit "A" hereto and the lien for real property taxes for the current year, which taxes have been prorated and assumed by GRANTEE.

GRANTOR further covenants and binds herself, her heirs, personal representatives and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever, except as herein stated.

JIM SIMMONS, JR., as spouse of GRANTOR, joins herein for the sole purpose of conveying any and all interest or rights he may have in the foregoing property by virtue of his marriage to GRANTOR or otherwise.

WITNESS our hands this 13th day of December, 1994.

Judith Ann White Simmons
JUDITH ANN WHITE SIMMONS

JIM SIMMONS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDITH ANN WHITE SIMMONS and husband, JIM SIMMONS. JR., the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of December, 1994.

Connie Tomlinson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

11-22-97

EXHIBIT "A"

Lot No. 1 of Block "B" on the Map of Greenland Estates, as of record in Book 974, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 79.70 feet on the southeasterly side of Kennedy Avenue and runs back between lines, with the northeasterly margin of Greenland Avenue, 150 feet to the northwesterly line of Lot No. 4, measuring 82 feet thereon.

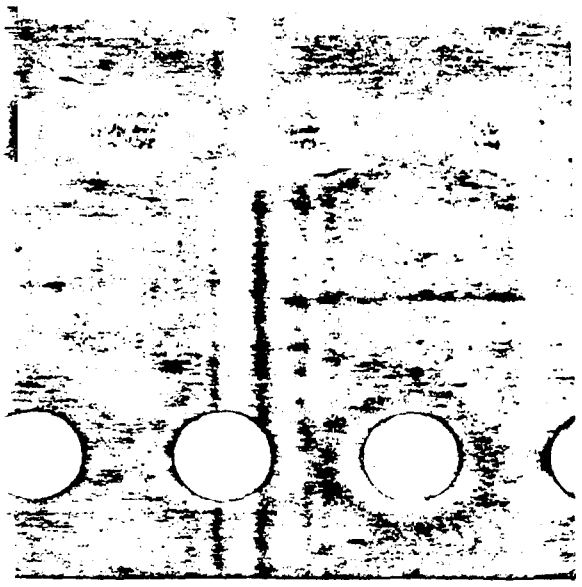
Being the same property conveyed to Helen S. White by Installment Deed from William C. Terry and wife, Alva Maria Bell Terry, of record in Book 1452, page 388, Register's Office for Davidson County, Tennessee, the said Helen S. White having since died vesting title in her heirs at law.

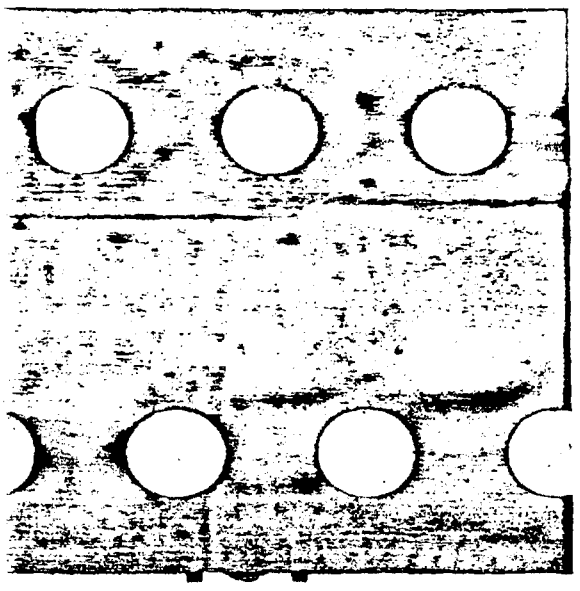
The foregoing property One is conveyed subject to the following:

1. Restrictive covenants contained in Installment Deed from of record in Book 1452, page 388, Register's Office for Davidson County, Tennessee.

2. Zoning laws and municipal regulations, if any; building line restrictions, and building restrictions of record, if any.

7670 02/01 0101 03CHECK 253.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9585 PG 476

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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	12.00
TOTAL	253.50
CHECK	253.50

02/01/95 01 15:35 0001 7670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30431
IDENTIF. & REFERENCE

95 FEB -1 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

No. 877429