0086505

IDENTIF. & REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

95 AUG -4 PM 3:13

REGISTER
DAVIDSON CNTY. TN.

ADDRESS NEW OWNER:
Tiffany H. Cook
2507 Flamingo Drive
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

BOOK 9753PG570

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

MAP AND PARCEL:
MAP 71-4
PARCEL 209
12DZ04130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Danny W. Hoskins and wife, Sheila Hoskins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tiffany H. Cook, married , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 347, Final Plan of Joywood Heights Section IIA, as recorded in Book 1424, Page 20, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Danny W. Hoskins and wife, Sheila Hoskins , by deed from Lois V. Smith of record in Book 5267, Page 105, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement and minimum building setback line of record in Book 1424, Page 20, said Register's Office.

This is improved property known as 2507 Flamingo Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tiffany H. Cook, their heirs and assigns, forever; and we, Danny W. Hoskins and wife, Sheila Hoskins 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this the 31st day of July, 1995.

BOOK 9753 PG 571

Danny W. Hoskins

Danny W. Hoskins

Sheila Hoskins

Sheila Hoskins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Danny W. Hoskins and wife, Sheila Hoskins 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this the 31st day of July, 1995.

Dixie Seagraves

NOTARY PUBLIC

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 39,500.00.

Tiffany N. Cook

AFFIANT

Subscribed and sworn to before me this 31st day of July, 1995.

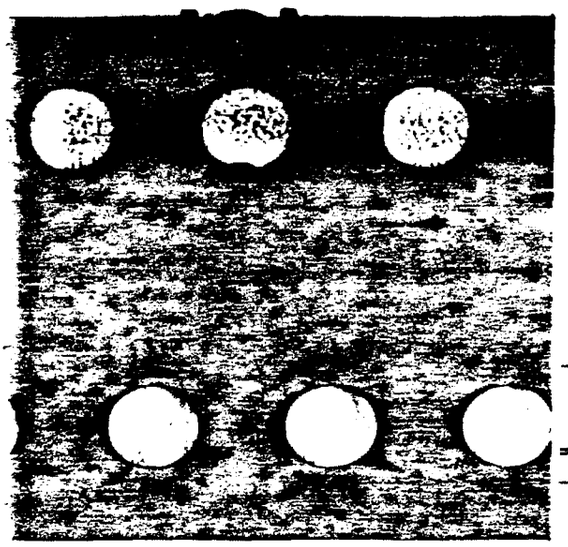
Dixie Seagraves

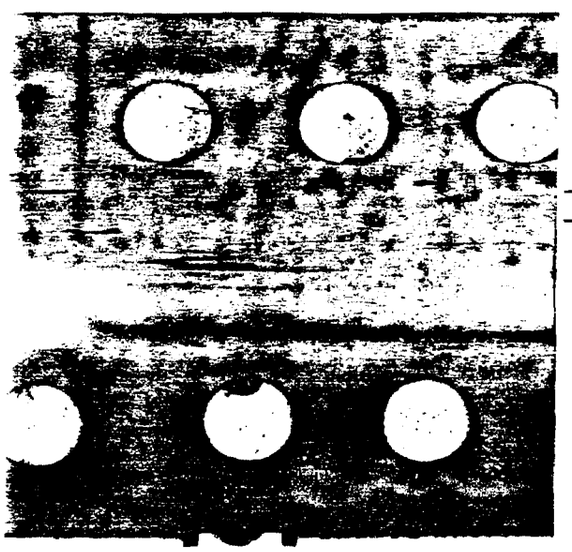
NOTARY PUBLIC

My Commission Expires: 3-21-98

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE STATE OF TENN.

9205 08/04 0101 03CHECK 155.15





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

RECEIVED OF _____

FOR _____

BOOK 9753 PG 572

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 39500.00
CON TX 146.15
PRFEE 1.00
WDEED 8.00
TOTAL 155.15
CHECK 155.15

08/04/95 01 15:13 0001 9205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086505
IDENTIF. # REFERENCE

95 AUG -4 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 938229