BCX 161

INSTRUMENT PREPARED BY:

FIRST TITLE CORPORATION
1800 BUSINESS PARK DRIVE, STE 102
CLARKSVILLE, TN 37040

FILE #: T-3927-COOKE

BOOK 10093 PG 88

WARRANTY DEED

NEW OWNER NAME: William B. Cooke and Jane G. Cooke	SEND TAX BILL TO: Credit Depot Corporation	MAP PARCEL NUMBER: 083-11-0/157.00
STREET ADDRESS: 269 Riverside Drive	STREET ADDRESS: 510 Osborne Office Center	
CITY STATE ZIP Nashville, TN 37206	CITY STATE ZIP Chattanooga, TN 37414	

THIS INDENTURE, made and entered into this 11th day of June, 1996, by and between Aubrey L. Hiam, married, parties of the first part, and William B. Cooke and wife, Jane G. Cooke parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 47 on the Plan of Fortland Park, Section III, of record in Plat Book 2900, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aubrey L. Hiam, by deed of record in Deed Book 9387, Page 233, Register's Office for said County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context hereof.

WITNESS the signature of the said party of the first party the day and year first above written.

Aubrey L. Hiam

0194855
IDENTIF. ↑ REFERENCE

96 JUN 20 PM 12:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Aubrey L. Hiam, married, the within named bargainor, 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, at office, this 11th day of June, 1996.

My Commission Expires:
05/30/99

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public Patricia Kay Neal

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $63,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of June, 1996.

Notary Public Patricia Kay Neal

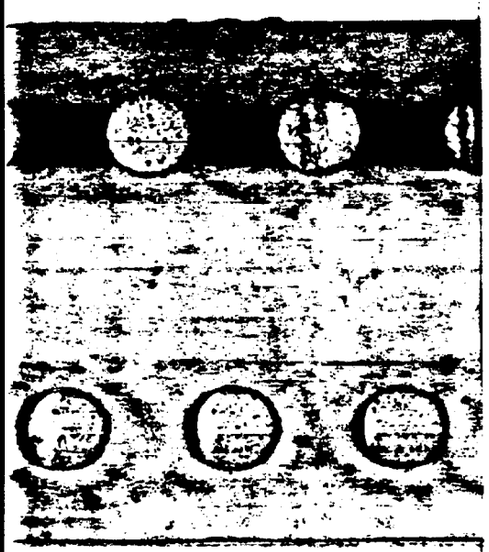
My Commission Expires:
05/30/99

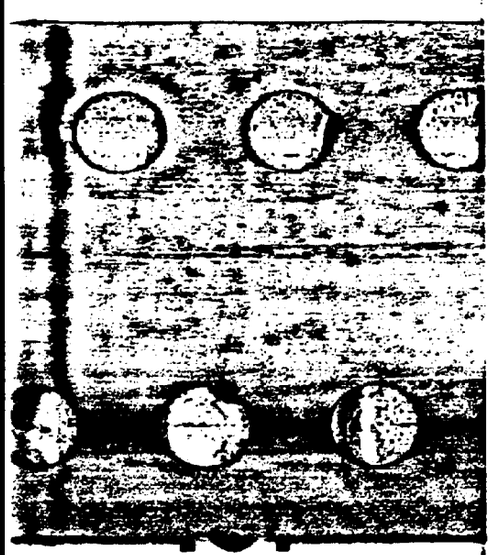
PROPERTY ADDRESS:
269 Riverside Drive
Nashville, TN 37206

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

5794 06/20 0101 03CHECK 245.43





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

RECEIVED OF _____

FOR _____

BK/PG 10093 PG 90

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 63900.00
				CON TX 236.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 245.43
				CHECK 245.43
			06/20/96 01	12:42 0001 5794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194855
IDENTIF. ↑ REFERENCE

96 JUN 20 PM 12:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1053585