(2

BOOK 10100 PG 474

WARRANTY DEED

File No: 00279915

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander M. Nicholson, Jr. Owner		Map 92-16
[NAME]	[NAME]	
2117 32nd Avenue South		Parcel 126
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Charles E. Cooke, married and Nancy B. Cooke, married

have this day bargained and sold, and do hereby transfer and convey unto the said Alexander M. Nicholson, Jr.

herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 380,000.00

Subscribed and sworn to before me, this the 26TH day of JUNE, 19 96

Affiant: Alexander M. Nicholson Jr.

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public: Linda V. Jones

unimproved ( )

This is improved (X) property known as 1904 Broadway, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 26TH day of JUNE, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles E. Cooke

Nancy B. Cooke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Charles E. Cooke, married and Nancy B. Cooke, married

the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this 7th day of JUNE, 19 96.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 146 on the Plan of the Boyd Home Tract, as of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and more particularly described according to a Boundary Survey dated January 26, 1995, by A & A Engineers, Inc., Howard W. Anderson, Tennessee License No. 527, as follows:

Commencing at an iron rod in the westerly right of way margin of 19th Avenue and the northerly right of way margin of Broadway; thence with said northerly right of way S 37 deg. 43 min. 11 sec. W 104.7 feet, more or less, to an iron rod, the point of beginning; thence continuing with said right of way S 37 deg. 43 min. 11 sec. W 64.92 feet to an iron rod; thence leaving said right of way N 35 deg. 26 min. 34 sec. W 132.00 feet to an iron rod; thence N 36 deg. 56 min. 07 sec. E 62.00 feet to a railroad spike in the alley; thence S 36 deg. 45 min. 55 sec. E 132 feet to an iron rod, the point of beginning, containing 8,029 square feet or 0.18 acres, more or less.

Being the same property conveyed to Charles E. Cooke, married and Nancy B. Cooke, married, as tenants in common, by deed from John William Schilthuis, et al, of record in Book 9609, page 359, Register's Office for said County.



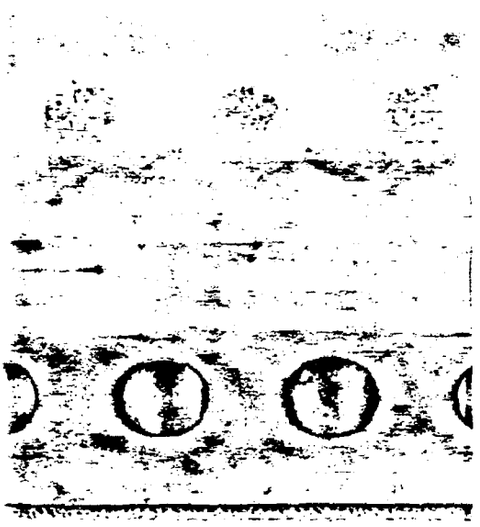
8384 06/27 0101 03CHECK 1419.00

0197273

IDENTIFICATION REFERENCE

96 JUN 27 AM 10:01

REGISTER
DAVIDSON COUNTY, TN.





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 380000.00
				CON TX 1406.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1419.00
				CHECK 1419.00
06/27/96	01			10:04 0001 8384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197273
IDENTIF. # REFERENCE

96 JUN 27 AM 10:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056141