File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
David G. Cooke
213 Windsor Terrace Drive
Nashville, TN 37221

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 143-01-0-A
GROUP
PARCEL 213

WARRANTY DEED

BOOK 10172 PG 190

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, we, **Edward C. Neal, Sr., and wife, Annie W. Neal,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David G. Cooke, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 213 on the plan of Windsor Terrace Condominiums, of record in Book 6250, page 869, and as shown as Exhibit "C" to the Master Deed of record in Book 7150, page 921, as amended in Book 7436, page 667, and re-recorded in Book 7464, page 297, all in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by this reference thereof.
>
> BEING the same property conveyed to Edward C. Neal, Sr., and wife, Annie W. Neal by deed from Steven G. Hall, Trustee, as of record in Book 7531, page 717, Register's Office for Davidson County, Tennessee.
>
> The description used in the conveyance is the same as the previous transfer.

This is improved property known as 213 Windsor Terrace Drive, Unit 213, Nashville, TN 37221.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David G. Cooke, unmarried, his heirs and assigns, forever; and we, Edward C. Neal, Sr., and wife, Annie W. Neal, do covenant with the said Grantee that we are 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 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 Grantee, his 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 29th day of August, 1996.

Edward C. Neal Sr.
Edward C. Neal, Sr.

Annie W. Neal
Annie W. Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Edward C. Neal, Sr., and wife, Annie W. Neal**, 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 29th day of August, 1996.

02 19587
IDENTIF. & REFERENCE

96 AUG 29 PM 3:38
FELIX Z. ROBINSON III REGISTER
DAVIDSON COUNTY, TN.

Ruby Fredelia Clay
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: My Commission Expires MAY 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $139,900.00.

AFFIANT

Subscribed and sworn to before me this 29th day of August, 1996.

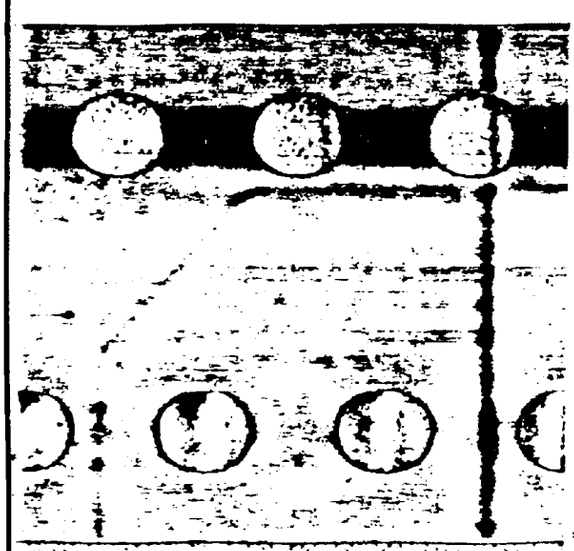
NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

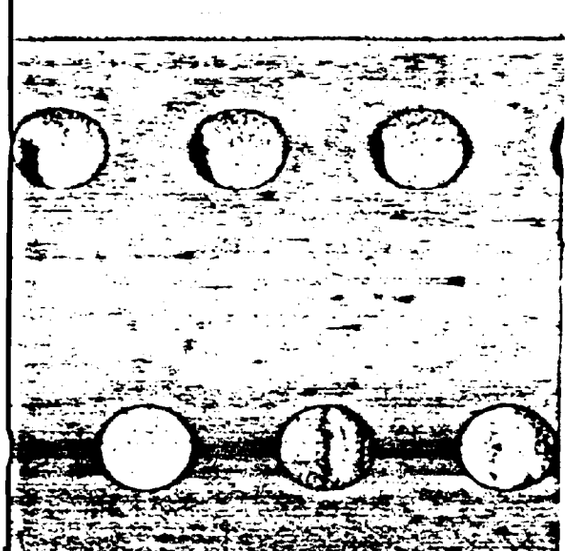
Ruby Fredelia Clay
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

2428 08/29/96 0101 03CHECK 526.63

C:\WP51\WORK\CLOSINGS\QFA96596.WD





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

RECEIVED OF _____

FOR _____

BOOK 10172 PG 192

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	
				139900.00
			CON TX	517.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	526.63
			CHECK	526.63
08/29/96	01		15:40 0001	2428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 19587
IDENTIF. ↑ REFERENCE

96 AUG 29 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1024954