PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10340 PG 748

W & I Ref: (cmw) Title No: 38562
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James H. Cook 3015 Creekwood Drive Nashville, TN 37207	SAME

TAX MAP-PARCEL NUMBERS: 81-15-10 02W 36610

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 59000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **May Dell Carney, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James H. Cook, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 132 on the plan of S.A. Champion's Subdivision of Lots Nos. 85 to 168 and Lots Nos. 169 to 228 and 235 to 252 inclusive, in the Harding Plan as Registered in Book 21, page 80, said Register's Office, of record in Book 161, page 132, said Register's Office.

SAID Lot No. 132 fronts 50 feet on the easterly margin of 23rd Avenue, North and extends back between parallel lines 150 feet with the northerly margin of Formosa Street, formerly Harding Street, to an alley.

BEING the same property conveyed to May Dell Carney, by deed from Lawrence D. Wilson as Substitute Trustee, of record in Book 7390, page 920, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1600 23rd Avenue, North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of February, 1997.

May Dell Carney

May Dell Carney

State of Tennessee
County of Davidson

BOOK 10340 PG 749

On this 4th day of February, 1997, before me the undersigned authority, personally appeared **May Dell Carney**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 59000.00

James H Cook
Affiant

Sworn and subscribed before me on the 4th day of February, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

97 FEB -5 PM 1:09
REGISTER
DAVIDSON COUNTY, TN.

0270381
IDENTIFICATION REFERENCE

3452 02/05 0101 03CHECK 227.30

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

RECEIVED OF _____

FOR _____

BOOK 10340 PG 750

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 59000.00
				CON TX 281.30
				ERR CO
				CON TX 281.30-
				CON TX 218.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 227.30
				CHECK 227.30
02/05/97	01			13:12 0001 3452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270381
IDENTIF. # REFERENCE

97 FEB -5 PM 1:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113958