This instrument was prepared by Brewer, Krause, Brooks & Mills, 611 Commerce Street, Ste. 2600, P.O. Box 23890, Nashville, Tennessee, 37202-3890, (615) 256-8787 (PRY)

BOOK 10349 PG 968

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Ronald E. Cook	Source One	Map 149-05
2323 Rader Ridge Road	P.O. Box 1800	Parcel 191
Antioch, TN 37013	Farmington Hills, MI 48333-1800	
	Attn: Tax Department	Field Book No. 2DX 02258

The actual consideration or value, whichever is greater, for this transfer is $107,788.00

W. P. Jones
AFFIANT

Sworn and subscribed to before me this 14th day of February, 1997.

NOTARY PUBLIC

My commission expires: 5-23-98

FOR AND IN CONSIDERATION of the sum of $10.00 and the assumption by the Grantee of the the outstanding indebtedness remaining on a Deed of Trust from David D. Hermann to David R. Wilson, Trustee, of record in Book 7462, page 13, Register's Office for Davidson County, Tennessee, which indebtedness was previously assumed by Grantor at Book 7958, page 218, said Register's Office, and which Deed of Trust has now been assigned and is due and payable to Source One Mortgage Services Corporation, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. P. Jones, an unmarried man, the "Grantor,"** has bargained and sold, and by these presents does transfer and convey unto **Ronald E. Cook, an unmarried man, the "Grantee,"** a certain tract or parcel of land in Antioch, Davidson County, Tennessee, described as follows: to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 159-B on the Zone Lot Division of Lot 159 and 161 of Pebble Trace, Section I, of record in Plat Book 6900, Page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to W. P. Jones, unmarried, by Warranty Deed from David D. Hermann, of record in Book 7837, Page 306, Register's Office for Davidson County, Tennessee as corrected in Book 7879, page 312 and in Book 7958, page 218, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 2323 Rader Ridge Road, Antioch, Tennessee 37013.

This conveyance is subject to any and all restrictions and encumbrances of record including but not limited to restrictions in Book 7409, Page 901; the Plan of record in Book 6900, Page 34; an easement for sanitary sewers and/or storm drainage of record in Book 5209, Page 421; Deed of Trust from David D. Hermann to David R. Wilson, Trustee in favor of Dominion Bankshares Mortgage Corporation of record in Book 7462, Page 13 which by this instrument is assumed by Grantee; restrictions and requirements contained in the Plan of Lots 159 & 161, Zone Lot Division, Pebble Trace, Section 1 of record in Book 6900, Page 564, Register's office for Davidson County, Tennessee.

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, his successors, heirs and assigns, forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set out above .

AND Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

FURTHER, the Grantee joins in the Warranty Deed to evidence his assumption of the Deed of Trust aforesaid.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands this 14th day of February, 1997.

GRANTOR:

W. P. JONES

GRANTEE:

RONALD E. COOK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6513 02/14 0101 03CHECK 407.82

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, W. P. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantor, and who, after being duly sworn, made oath that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Ronald E. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named Grantee, and who, after being duly sworn, made oath that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 5-23-98

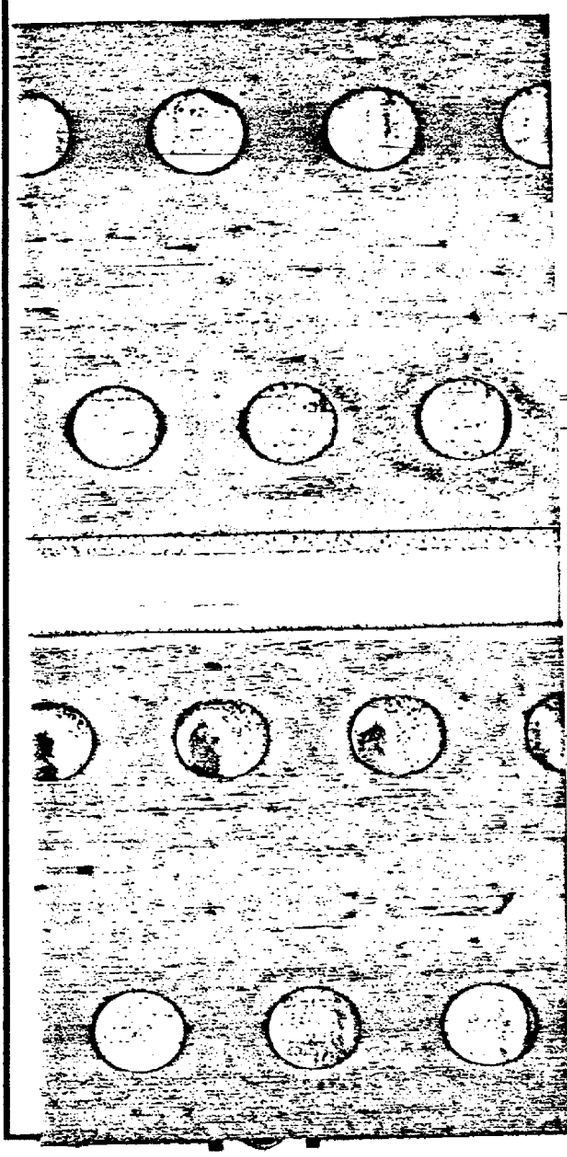
PRYH/071297/JONES.WD

97 FEB 14 PM 1:38
DAVIDSON COUNTY, TN.

PICK-UP

0273179
IDENTIFICATION REFERENCE

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



RECEIVED OF _____

FOR _____

BOOK 10349 PG 970

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 107788.00
CON TX 398.82
PRFEE 1.00
WDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 407.82
CHECK 407.82

02/14/97 01 13:38 0001 6513

0273179
IDENTIF. & REFERENCE

97 FEB 14 PM 1:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116975

IDENTIF. & REFERENCE