14C
11322-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10397 PG 325
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 288,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES W. COOK, III (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	MAP 104-5
3613 Central Avenue (ADDRESS)	P.O. Box 2926 (ADDRESS)	PARCEL 300.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	26W-01815

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN A. DEANE AND WIFE, NATASHA G. DEANE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES W. COOK, III AND WIFE, MARGARET LAWRENCE BLANK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 136 and the westerly 10 feet of Lot No. 134 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, said Register's Office.

Said Lot No. 136 and part of Lot No. 134 front together 60 feet on the southerly side of Central Avenue, and run back between parallel lines 192.5 feet to an alley, measuring 60 feet thereon.

BEING the same property conveyed to John A. Deane and wife, Natasha G. Deane, by Deed from John Lane Denson, IV and wife, Deborah Ezell Denson, of record in Book 9017, Page 304, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3613 Central Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness our hand s this 27th day of March 19 97

JOHN A. DEANE

NATASHA G. DEANE

BOOK 10397 PG 326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN A. DEANE AND WIFE, NATASHA G. DEANE

the 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 NASHVILLE, Tennessee, this 27th day of March 19 97.

Commission expires July 26, 1997

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

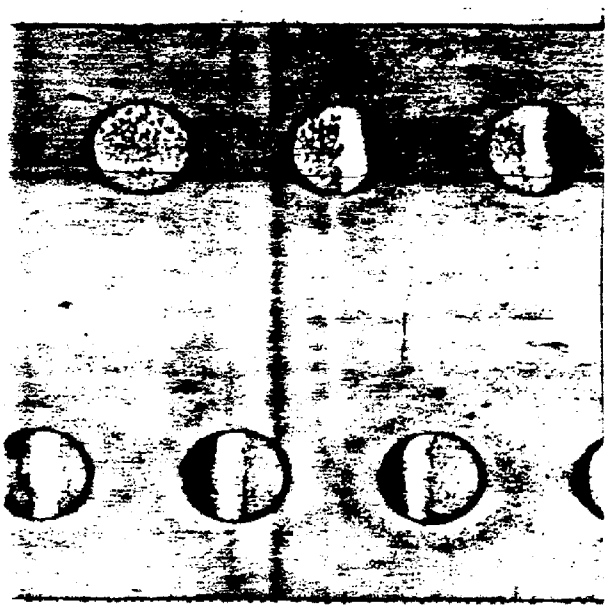
My commission expires _____

_____
Notary Public

0288793
IDENTIF. & REFERENCE

97 APR -1 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3593 04/01 0101 03 REC'D 10.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

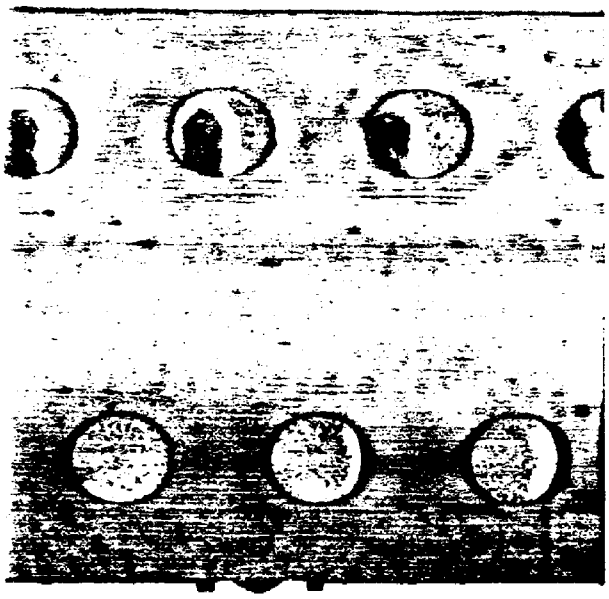
BOOK 10397 PG 327

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
280900.00
CON TX 1068.93
PRFEE 1.00
WDEED 8.00
TOTAL 1077.93
CHECK 1077.93
04/01/97 01 08:16 0001 3293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0288793
IDENTIF. ↑ REFERENCE

97 APR -1 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1133566