PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **September, 1997** between GLADYS NEOMA FARMER, A WIDOW, UNMARRIED, GRANTOR, and BOBBY R. COOK, A MARRIED MAN, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, GLADYS NEOMA FARMER, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto BOBBY R. COOK, A MARRIED MAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4330 EATON CREEK ROAD, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

Gladys Neoma Farmer
GLADYS NEOMA FARMER Signature of Seller

by her attorney in fact
Robert Cook

0351852

IDENTIF ▲ REFERENCE

97 SEP 24 PM 12:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2186 09/24 0101 03CHECK 294.02

BOOK 10619 PG 837

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **22nd** day of **September, 1997** before me personally appeared ROBERT NOLAN GREENE, SR., to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GLADYS NEOMA FARMER, and acknowledged that he/she executed the same as the free act and deed of said ROBERT NOLAN GREENE, SR.

Witness my hand, at office, this **22nd** day of **September, 1997.**

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

BOBBY R. COOK, A MARRIED MAN
4330 EATON CREEK Rd.
Nashville TN 37218

Property Address:

4330 EATON CREEK ROAD
NASHVILLE, TN 37218

Person Responsible for Taxes:

MORTGAGE PORTFOLIO SERVICES, Inc.
5520 LBJ FREEWAY, Ste. 200
DALLAS TX 75240

Map & Parcel #: MAP 058-00, PARCEL 077.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75,950.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Bobby R. Cook
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **September, 1997.**

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in the 13th Civil District of Davidson County, Tennessee, and described as follows: Beginning at a point in the center of Eaton's Creek at the north-west corner of 25 acres conveyed to V.H. Tarkington et ux., by J.W. Christian et ux, See Deed of record in Book No. 545, page no. 12, of Register's Office for Davidson County, Tennessee, also being the south-west corner of the tract conveyed by T.J. Denny et ux., to Mrs. Maude K. Webb, see Deed of record in Book No. 565, page No. 126, said Register's Office; thence with the line between said Two tracts North 71 deg. East 250 feet; thence North 19 deg. West 93 feet to a stake; thence South 71 deg. West 250 feet to the center of said creek; thence down the center of said creek to the Beginning, containing one half acre, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is the following tract of land conveyed to Oran S. Demonbreun and wife, Imogene Demonbreun, of record in Book 3160, page 51, said Register's Office, more particularly described as follows:

Land in the 13th Civil District of said County, described as follows: Beginning at a point 119 feet east of the center of Eaton's Creek Road; thence North 71 deg. East 131 feet to a point; thence north 19 deg. West 93 feet to a point; thence south 71 deg. West 131 feet to a point; thence south 19 deg. East 93 feet to the point of beginning.

Being the same property conveyed to ANDREW J. FARMER AND WIFE, GLADYS NEOMA FARMER, by Deed from WILLIAM AND RHODA J. LATTA, of record in Book 1012, page 100, Register's Office for Davidson County, Tennessee. The said ANDREW J. FARMER having since died, the property vested by operation of law in his surviving spouse, GLADYS NEOMA FARMER, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year and subsequent years not yet due and payable (MAP 058-00, PARCEL 077.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 367.06).

2. Unrecorded easements for roads and utilities, if any.

3. Perpetual ingress and egress easement, running with the land, to Oran S. Demonbreun and wife, Imogene Demonbreun, of record in Book 3160, page 51, said Register's Office (see copy attached).

4. Right-of-way Deed to Davidson County, Tennessee, of record in Book 1762, page 49, said Register's Office (Note: without a certified boundary survey, it is impossible to ascertain if this easement affects the herein property).

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10619 PG 839

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 75950.00
CON TX 281.02
PRFEE 1.00
WDEED 12.00
TOTAL 294.02
CHECK 294.02

09/24/97 01 12:24 0001 2186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03511852
IDENTIF. ↑ REFERENCE

97 SEP 24 PM 12:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1201577