BOOK 10631 PG 881

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Sandra K. Cooke
Affiant

Subscribed and sworn to before me, this ____ day of September, 1997.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My commission expires 6-13-2000

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra K. Cooke	Deposit Guaranty Mtg Serv, Inc.	61-08-0-132.00
4610 Camellia Place	P. O. Box 1193	
Nashville, TN 37216	Jackson, MS 39215	
	Loan # 8403851	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Jerry G. James and wife, Ella B. James f/k/a Ella F. Bennett, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Sandra K. Cooke, a single person and Kenneth D. Cooke and wife, Carol S. Cooke, as joint tenants with right to survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Tract No. 1 on the Plan of A.J. McGaughey's Second Haysboro Subdivision, of record in Book 547, page 43, Register's Office for Davidson County, Tennessee, and being known as Lot No. 13 on the Map of the Subdivision of the George C. Nolen 10 acre tract, as shown on an unrecorded Map prepared by Erle Drake, County Surveyor on May 30, 1935, as follows:

Beginning at a point in the easterly margin of Newton Avenue (now Camellia Place) 294.5 feet south of the south margin of Log Cabin Road, at the corner of Lots Nos. 12 & 13; thence with the line between said lots, easterly 220 feet to a point; thence South 6 ¾ degrees East 100 feet to the corner of Lots Nos. 13 & 14; thence with the line between said lots westerly 220 feet to the easterly margin of Newton Avenue (now Camellia Place); thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Jerry G. James and Ella F. Bennett, both unmarried, as Joint Tenants with Right of Survivorship, by deed from Brendan Bradley and wife, Christine Bradley of record in Book 9429, page 694, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1997 taxes which are current due and payable and subsequent years, which are not yet due and payable.
2) All matters appearing on the Plat of record in Book 547, page 43.
3) Sanitary Sewers and Storm Drainage Easements of record in Book 4199, page 540.

This property is improved property known as 4610 Camellia Place, Nashville, Tennessee 37216.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 29th day of September, 1997.

Jerry G. James

Ella B. James

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 Jerry G. James and wife, Ella B. James, 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 29th day of September, 1997.

Notary Public

My Commission expires: 9-23-2000

SUSAN B. EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

0355016
IDENTIF. ↑ REFERENCE

97 OCT -2 PM 3:22

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5575 10/02 0101 03CHECK 549.20

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

RECEIVED OF _____

FOR _____

BOOK 10631 PG 883

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	146000.00
CON TX	540.20
PRFEE	1.00
WDEED	8.00
TOTAL	549.20
CHECK	549.20

10/02/97 01 15:22 0001 5575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0355016
IDENTIF. ↑ REFERENCE

97 OCT -2 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1204924