60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10688 PG 102

ADDRESS NEW OWNER:
Russell T. Cook
5210 Pine Hill Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP **154**
GROUP
PARCEL **118.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sioux Connie Nichols, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Russell T. Cook and wife, Shannon H. Cook,** 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:

3062 11/18 0101 03CHECK 919.50

See Exhibit A attached hereto.

Being the same property conveyed to Sioux Connie Nichols by deed from Kerry R. Greer and wife Holly A. Greer of record in Book 8401, page 319, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 5210 Pine Hill Road, Nashville, Tennessee 37221.

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, GRANTOR does covenants with the said "GRANTEES" that she is 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 14th day of November, 1997.

Sioux Connie Nichols by Isham Bradley
as Attorney-in-Fact

0371095
IDENTIF. A REFERENCE

97 NOV 18 PM 2:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10688 PG 103

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Isham Bradley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-Fact for Sioux Connie Nichols, unmarried, and that he, as such Attorney-in-Fact, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of November, 1997.

NOTARY PUBLIC

My Commission Expires: Mar. 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of November, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

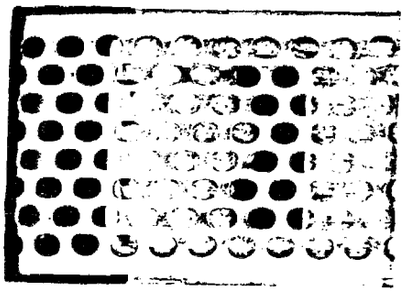
EXHIBIT A

Land in the 9th Civil District, beginning at an iron rod in the East line of Pinkerton, Book 2033, page 174, being North 28 deg. 21 min. 37 sec. East at 406.08 feet from his Southeast corner, then with said line, North 28 deg. 21 min. 37 sec., East, 85.00 feet to an iron rod in a fence, then with a existing fence, South 88 deg. 40 min. 45 sec. East, 204.10 feet to a post, North 67 deg. 58 min. 32 sec. East, 34.47 feet to a post, North 37 deg. 31 min. 16 sec. East, 97.25 feet to a post, North 11 deg. 15 min. 49 sec. East, 54.14 feet to a point in fence, North 06 deg. 20 min. 07 sec. East, 542.21 feet to an iron rod East of fence, then South 71 deg. (erroneously referred to 1 deg. in the previous deed) 26 min. 23 sec. East, 620.62 feet running with the fence after about 100 feet, with Pinkerton to an iron rod, then with Sanders, South 16 deg. 04 min. 51 sec. West, 513.21 feet to an iron rod in the center of an easement leading easterly to Griffith Road, then with the center of said easement, South 79 deg. 08 min. 48 sec. West, 42.13 feet, South 63 deg. 21 mn. 44 sec. West, 37.33 feet, South 54 deg. 44 min. 35 sec. West 51.22 feet, South 46 deg. 27 min. 09 sec. West, 182.18 feet to the center of a turnaround, then leaving easement, north 78 deg. 54 min. 44 sec. West, 615.06 feet to the beginning ; containing 10.00 acres more or less according to a survey by P. Anthony Chapdelaine, Jr. dated 3/6/84, and according to survey dated July 5, 1991 by John Kohl & Company, 400 7th Avenue S., Nashville, TN License #100.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel road from Griffith Road to the land conveyed, said existing gravel road crossing the land of the grantor, for the enjoyment of the buyers, their heirs, successors and assigns to pass with or without vehicles for ingress and egress to lands sold.

BEST COPY FOR MICRO
LEGIBILITY OF FOLLOWING PAGES OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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



RECEIVED OF _____

FOR _____

BOOK 10688 PG 105

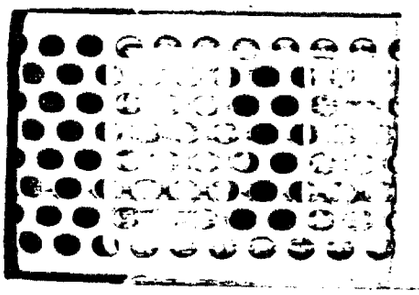
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 245000.00
CON TX 906.50
PRFEE 1.00
WDEED 12.00
TOTAL 919.50
CHECK 919.50

11/18/97 01 14:22 0001 3062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0371095
IDENTIFICATION REFERENCE

97 NOV 18 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1222212