0410302

IDENTIF. # REFERENCE MAIL ENV.

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

98 MAR 10 AM 11:46

WARRANTY DEED

BOOK 10831 PG 150

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
James H. Cook 3000 Clifton Avenue Nashville, TN 37208	SAME	92-5-283

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $71,000.00.

James H Cook
Affiant

Subscribed to and sworn before me this 9th day of March, 1998.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Seventy One Thousand Dollars ($71,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Constance J. Reed and Suzanne S. Whitlow, Executors of the Estate of Walter Swett (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto JAMES H. COOK and wife, ESSIE M. COOK (the "Grantee"), their heirs, legal representatives, successors and assigns, certain real estate located in Nashville, Davidson County, Tennessee, which is more fully described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 of Block 2 on the Map of Fisk University Place as of record in Book 421, page 4 and 5, Register's Office for said County.

Said lots adjoin and front together 61 feet on the northerly side of Clifton Pike and run back between lines 125 feet on the west line of Lot 12, and 119 feet on the east line of Lot 11, along the west margin of 32nd Avenue North, to an alley in the rear on which they measure 132 feet.

Included in the above description but excluded from this conveyance is the following: A triangular parcel fronting 12.29 feet on the south side of Alley No. 940, and 89.39 feet on the west side of 32nd Avenue North, and containing 0.01 acre.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County by deed from Walter Swett, of record in Book 4887, page 344, said Register's Office.

Being part of the same property conveyed to Walter Swett by deed from William J. Landrum, et al of record in Book 2155, page 171, Register's Office for said County, the said Walter Swett having since died. The Will of Walter Swett of record in Will Book 190, page 772, Davidson County Probate Court Clerk's office appoints Constance J. Reed and Suzanne S. Whitlow as executors with power of sale.

This is improved real property known as 3000 Clifton Avenue, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, legal representatives, successors and assigns forever. The Grantor herein covenants with the said Grantee that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is

conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The said Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 9th day of March, 1998.

Constance J. Reed, Executor of the Estate of Walter Swett, by Suzanne S. Whitlow, Attorney-in-Fact for Constance J. Reed pursuant to the Power of Attorney of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

Suzanne S. Whitlow, Executor of the Estate of Walter Swett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne S. Whitlow, Attorney-in-Fact for Constance J. Reed, Executor of the Estate of Walter Swett, pursuant to the Power of Attorney of record in Book 1083, page 149, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Constance J. Reed, Executor of the Estate of Walter, by signing her name as the Executor of the Estate of Walter Swett.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 9th day of March, 1998.

Notary Public

My Commission Expires: March 25, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

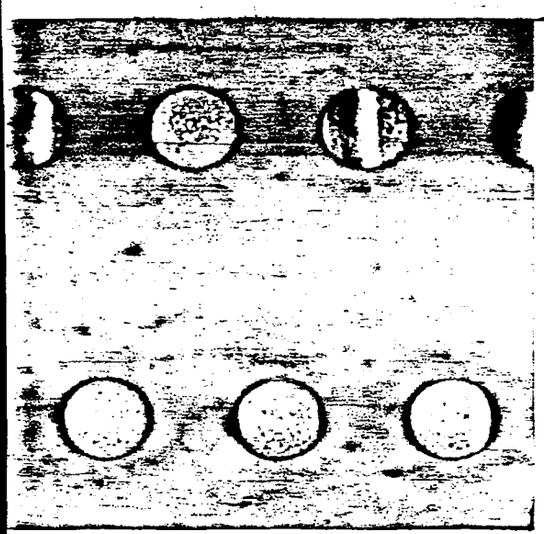
Before me, Eva M. Lemeh, a Notary Public in and for said County and State, personally appeared Suzanne S. Whitlow, Executor of the Estate of Walter Swett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged herself to be the within named bargainor, and that she as the Executor of the Estate of Walter Swett, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as the Executor of the Estate of Walter Swett.

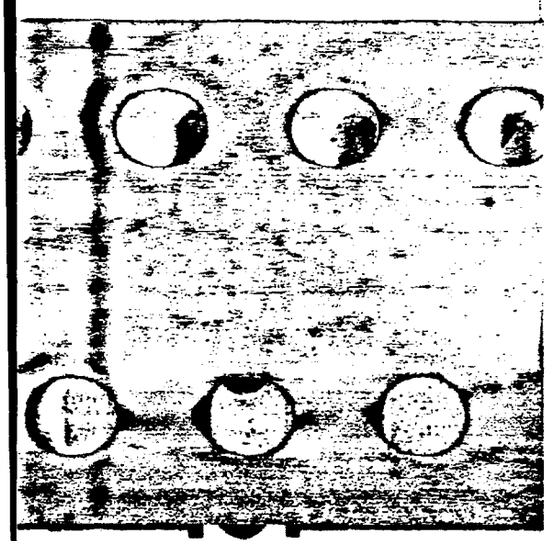
Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 9th day of March, 1998.

Notary Public

My Commission Expires: March 25, 2001

3615/10 0101 BCHECK 271.70





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

RECEIVED OF _____

FOR _____

BOOK 10831 PG 152

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70

03/10/98 01 11:44 0001 3612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0410302
IDENTIF. ◆ REFERENCE

98 MAR 10 AM 11:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1264009