BOOK 10959 PAGE 621

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 26
Group: 1
Parcel: 66

Send Tax Bills to :
Kenneth Lynn Cook
905 Tinnell Drive
Mt. Juliet, TN 37122
(address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Marie K. Jones, have bargained and sold and by these presents do hereby transfer and convey unto, Kenneth Lynn Cook, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the southerly 12 feet of Lot No. 13 of block "G" on the Map of Roscoe Place, as of record in Book 843, Page 72, Register's Office for said County.

Said Lot No. 12 and part of Lot No. 13 front together 62 feet on the westerly side of the Goodlettsville Pike and run back between lines 150 feet to a dead line on which they measure 55 feet 6 inches.

Being the same property conveyed to Thomas G. Jones (now being deceased) and wife, Marie K. Jones by deed from Ewing A. Williams and wife, Opal Williams of record in Book 2283, Page 415, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Kenneth Lynn Cook his heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Kenneth Lynn Cook, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Kenneth Lynn Cook, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 22nd day of May, 1998.

Marie K. Jones
Marie K. Jones

044592
DEED BK. & REFERENCE

98 JUN -3 PM 12:21

PICK-UP

BOOK 10959 PG 622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Marie K. Jones, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 22nd day of May, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

January 20, 1999

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$60,000.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marie K. Jones
AFFIANT

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

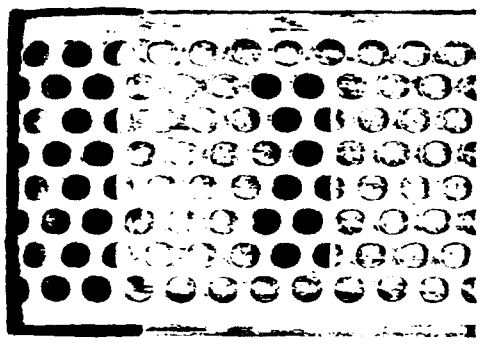
Subscribed and sworn to before me this the 22nd day of May, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

January 20, 1999

5364 06/03 0101 03CHECK 231.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10959 623

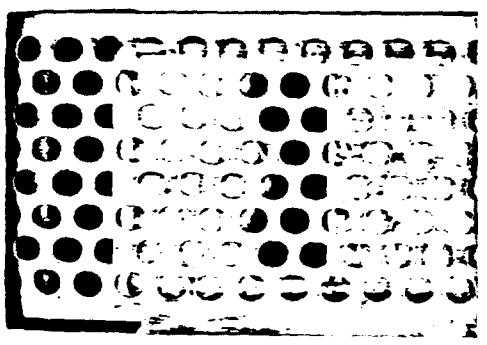
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

06/03/98 01 12:23 0001 5364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044592

IDENTIFICATION REFERENCE

98 JUN -3 PM 12:22

DAVIDSON COUNTY TN

No. 1301283