WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 19 98

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON CO. TENNESSEE Exp. 11/27/1999

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin D. Cook (NAME)	Marvin D. Cook (NAME)	MAP 60-13
PO BOX 148761 (ADDRESS)	P.O. Box 148761 (ADDRESS)	PARCEL 79
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Karen D. Douglas, Administratrix, for the Estate of Dreau Helen Blake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin D. Cook, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, page 79, said Register's Office, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Otis Blake and wife, Dreau Helen Blake by deed from Trinity Hills Village, Inc., a Tennessee Corporation, of record in Book 4452, page 776, said Register's Office. Otis Blake died leaving Dreau Helen Blake as his surviving spouse. Dreau Helen Blake died intestate on September 18, 1997. Her estate is being probated in the Davidson County Probate Court, docket No. 97P-1540. The administrator has been authorized to convey said property by Order of the Probate Court, signed on October 15, 1998, of record in Minute Book 435, page 133, said Probate Clerk's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 79, said Register's Office; and (c) restrictive covenants of record in Book 4326, page 653, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2628 Combs Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 19th day of October 19 98

Karen D. Douglas

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 Karen D. Douglas, Administratrix

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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th October 1998.

Commission expires _____

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp. 11/27/1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0501634
IDENTIF. ↑ REFERENCE

98 OCT 20 AM 9:10
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

5400 10/20 0101 03CHECK 173.80

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

BOOK 11161 PAGE 807

RECEIVED OF _____

FOR _____

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
			CAPT	44000.00
			CON TX	162.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	173.80
			CHECK	173.80
10/20/98	01		09:13 0001	5400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501634
IDENTIF. ↑ REFERENCE

98 OCT 20 AM 9:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360613