WARRANTY DEED

This instrument prepared by:
WILLIAMS AND DINKINS
Realtors Building, Suite 210
306 Gay Street
Nashville, Tennessee 37201

BOOK 11204 PAGE 11

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Sean V. Cook and wife, Anjenetta Cook	Same	119-05
2626 Foster Avenue		par. 387
Nashville, Tennessee 37210		

mail

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and no/100 ($15,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, we, **Jacqueline Hall and Lilly A. Weems, by her attorney-in-fact, Harrison Weems,** have this day bargained and sold, and do hereby transfer and convey unto **Sean V. Cook and wife, Anjenetta Cook**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

16/-1/2

Lot No. 1 in Block No. 1 of Cumberland Nurseries Subdivision of record in Book 1467, page 459, Register's Office for Davidson County, Tennessee. Said lot no.1 fronts 53-1/2 feet on the East side of Foster Avenue in Woodbine, Suburb of Nashville, Tennessee, and runs back easterly between parallel lines and along the North margin of Whitsitt Avenue 150 feet to an alley.

Being the same property conveyed to William B. German and wife, Mary Ann German, by warranty deed from Ella Brien LeSueur, an unmarried woman, as of record in Book 1467, page 459, said register's Office. William B. German predeceased his said wife, Mary Ann German. Mary Ann German died intestate, without spouse or children, on November 1, 1991, leaving as her sole heirs at law her sisters, Ada B. Little and Lilly A. Weems, as shown in Affidavit Of Inheritance Of Real Estate, of record in Book 8484, page 106, said Register's Office. The said Ada B. Little died intestate on July 31, 1998, leaving as her sole heir at law the grantor, Jacqueline Hall.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $15,000.00.

Subscribed and sworn to before me this the 13th day of November 1998

My Commission Expires: 9/23/2000 (Affix Seal)

Affiant

Notary Public

This is improved property, known as 2626 Foster Avenue, Nashville, Tennessee 37210.

TO HAVE AND HOLD said real estate, with the appurtenant estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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 genders.

Witness our hands this 13th day of November, 1998.

Lilly Weems By Harrison Weems
Lilly Weems, by her attorney-in-fact, Harrison Weems

Jacqueline Hall
Jacqueline Hall

0512287
IDENTIF. ↑ REFERENCE

98 NOV 13 PM 12:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard H. Dinkins, a Notary Public in and for said County and State, Jacqueline Hall and Lilly A. Weems, by her attorney-in-fact, Harrison Weems, the within named bargainors, whose identity was proven 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 the 13th day of November, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/23/2000

cook.warrantydeed

Fidelity Baptist Church

8402 Wade Park Avenue
Cleveland, Ohio 44103-2971

"A CHURCH WITH A MINISTRY TO THE WHOLE PERSON"

Bennie Mosley, Jr.
B.A., M. Div.,
D. Min., L.S.W.
Pastor

Office: 231-0184

BOOK 11204 PAGE 13

To Whom It May Conoern

I Lilly Ann Weems give my permission for my Husband
Rev Harrison Weems to sign my name to all papers
for sale of properity at 2626 Foster Ave Nashville Tenn

Lilly Ann Weems

Sworn to and Subscribed in my presence
this 13th day of October, 1998.

Mary Shepherd
Notary

Commission Expired
May 23, 2000.

MARY SHEPHERD
Notary Public, State of Ohio, Cuya. Cty.
My Commission Expires May 23 2000

6722 11/13 0101 01CASH 70-50

God is our refuge and strength...Ps. 46:1

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

RECEIVED OF _____

FOR _____

BOOK 11204 PAGE 14

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 15000.00	
			CON TX 55.50	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 70.50	
			CASH 70.50	

11/13/98 01 12:18 0001 6722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0512287
IDENTIF. ↑ REFERENCE

98 NOV 13 PM 12:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371822