BOX #14A

G#12639-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 695,000.00

Susan W. Sowards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN W. SOWARDS	"NEW OWNERS"	MAP 144-16-0
(NAME)	(NAME)	
1908 Edenbridge Way		PARCEL 034.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		FB #FH-25833
(CITY) (STATE) (ZIP)	(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~~, I, PAUL E. COOK, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN W. SOWARDS AND BRYAN K. SOWARDS, WIFE AND HUSBAND

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. 99 on the Plan of Hound's Run Subdivision, a Planned Unit Development, as of record in Book 6900, Pages 167 thru 171, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Adex Corporation by Deed from Citizens Savings Bank & Trust Co., of record in Book 9036, Page 849, Register's Office for Davidson County, Tennessee. The said Adex Corporation having since conveyed the subject property to Paul E. Cook, by Quitclaim Deed of record in Book 10216, Page 130, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7079, Page 995, said Register's Office; By-Laws of record in Book 7080, Page 8, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (X) unimproved ( ) property, known as 1908 Edenbridge Way, Nashville, TN 37215
(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 24th day of February 19 99

Paul E. Cook
PAUL E. COOK

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 PAUL E. COOK, AN UNMARRIED MAN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 24th day of February, 19 99.

Commission expires May 27, 2001

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

05535611
IDENTIF. & REFERENCE
99FEB 26 AM 8:43
REGISTER
DAVIDSON COUNTY, TN.
05-2852 RECORDED 1010 02/26/1999

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11357 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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0553561
IDENTIF. ↑ REFERENCE

99 FEB 26 AM 8:43

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	695000.00
CON TX	2571.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2582.50
CHECK	2582.50

02/26/99 01 08:41 0001 0687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429889