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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11443 PG. 275

THIS INDENTURE, made and entered into as of the **16th** day of **April, 1999** by and between

BRIAN K. COOK, UNMARRIED ,

hereinafter referred to as Grantor, and

MARIO ROSALES and TOMASA ROSALES, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 20 OF BLOCK 3 ON THE MAP OF CHEROKEE PARK SUBDIVISION, OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 20 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LOUISIANA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE EASTERLY MARGIN OF 61ST AVENUE NORTH, FORMERLY 20TH STREET, 150 FEET TO AN ALLEY.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO BRIAN K. COOK, UNMARRIED, BY DEED FROM H.C. DUKE, UNMARRIED, OF RECORD IN BOOK 10181 PAGE 843 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

5906 04/22 0101 03CHECK 241.88

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

99 APR 22 PM 2:34

ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

Brian K. Cook

BRIAN K. COOK

0577398

IDENTIFICATION REFERENCE

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

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11443 PG. 276

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BRIAN K. COOK, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **April, 1999**.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expiration: _____

My Commission Expires JAN. 29, 2000

. . . . . .

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$62,400.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Rosales
Affiant

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this **16th** day of **April, 1999.**

Susan L. Willis
Notary Public

My Commission Expires JAN. 29, 2000

Commission Expiration: _____

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

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	NORTH AMERICAN MTG. CO. 4301 HILLSBORO PIKE, STE. 328 NASHVILLE, TN 37215	6019 LOUISIANA AVENUE NASHVILLE, TN 37209 MAP PARCEL NUMBER 91-2-236

WD-MULTI.DOC
File No. 99-299

NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0577398

IDENTIFICATION REFERENCE

99 APR 22 PM 2:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	62400.00
CON TX	230.88
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	241.88
CHECK	241.88

04/22/99 01 14:37 0001 5906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475849