This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201
file#99050004

box# 28-B

WARRANTY DEED

BOOK 11496 PG. 28

ADDRESS NEW OWNER(S)
Anita Yvonne Lockridge
1207 14th Ave. South
Nashville, Tennessee 37212

SEND TAX BILLS TO:

same as new owner

MAP / PARCEL NO.
105-01 / 255.00

1248 05/27 0101 03CHECK 14.70

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Anita Yvonne Lockridge, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I **JACK B. COOK Jr.**, Sole heir-at-law of Jack B. Cook ,Sr. the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

ANITA YVONNE LOCKRIDGE, the GRANTEE herein, their heirs and assigns, all my right title and interest in a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 22 feet of Lot No. 19 and the southerly 16 feet of Lot No. 18 in Cotton and Moore's Subdivision of the Lot No. 26 in O. B. Hayes Rokeby Plan, as of record in Book 332, page 162, Register's Office for said County.

Said parts of Lots adjoin and front together 38 feet on the west side of 14th Avenue south and extend back westerly between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to Jack B. Cook, [Sr.] and James Smithson by deed from Jack A. Butler, and wife Martha L. Butler, Turner P. Williams and wife Reca Williams and Raymond L. Barrett of record in Book 6693, page 309, Register's Office for Davidson County, Tennessee. Jack B. Cook, [Sr.] having since died, leaving Jack B. Cook Jr. as his sole heir at law as declared in affidavit of Helen Cook-Lockridge, of Record in Book 11496, page 24, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 1,000.00

Anita Y. Lockridge
Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 21 day of May, 1999.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with the said GRANTEE 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:

1999 Property taxes are to be prorated and assumed by the GRANTEE, and;
The interest of James Smithson

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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is un-improved property known as: 1209 14th Ave. South, Nashville, TN 37212.

Witness our hands this 21st day of May, 1999.

Jack B Cook JR
Jack B. Cook Jr.

05918488
IDENTIF. & REFERENCE
1
99 MAY 27 AM 8:25
ALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Jack B. Cook Jr. the bargainor(s), with whom I am personally acquainted, or proved 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 21 day of May, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

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JOHNSTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY

DEED

From: Jack B. Cook Jr.

To: Anita Yvonne Lockridge
an un-married woman

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11496 PG. 30

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

CAMT	1000.00
CON TX	3.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	14.70
CHECK	14.70

05/27/99 01 08:29 0001 124

059/848
IDENTIF. & REFERENCE

99 MAY 27 AM 8:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465823