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. 31

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 / 254.00

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,

We **JACK B. COOK Jr.**, and wife, **BARBARA HOWSE**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

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

Being the southerly 24 feet of the westerly part of Lot No. 17 and the northerly 14 feet of the westerly part of Lot No. 18 on the Map, Cotton and Moore's Subdivision of the Lot No. 26 in O. B. Hayes Rokeby Addition, as of record in Book 332, page 162, Register's Office for said County.

Said part of Lots No. 17 and 18 adjoin and front together 38 feet on the westerly side of 14th Ave. South, as widened, and run back between parallel lines 159 feet, more or less, to an alley.

Being the same property conveyed to Jack B. Cook, [Sr.] and wife, Juanita Cook by deed from Beulah Bone of record in Book 4590, page 1, Register's Office for Davidson County, Tennessee. Subsequently, Juanita Cook having conveyed all her interest to Jack B. Cook, [Sr.] by deed of record in Book 10052, page 88, said Register's Office. 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.

Barbara Howse, wife of Jack B. Cook Jr., executes this instrument to convey any interest she may have, marital or otherwise.

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

The actual consideration or value for this transfer is $ 57,734.54

Anita Y. Lockridge
Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

NOTARY PUBLIC

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE DAVIDSON CO., 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. 1249 05/27 0101 03CHECK 224.62

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 improved property known as: 1207 14th Ave. South, Nashville, TN 37212.

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

Jack B Cook Jr.
Jack B. Cook Jr.

Barbara G. Howse
Barbara Howse

0591849

IDENTIF. # REFERENCE

99 MAY 27 AM 8:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY

DEED

From: ***Jack B. Cook Jr.***
and wife,
Barbara Howse

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

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis III, a Notary Public in and for said County and State, the within named Jack B. Cook Jr. and Barbara Howse 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.

Leroy J. Ellis III
NOTARY PUBLIC

My Commission Expires: May 28, 2000

****

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

BOOK 11496 PG. 32

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11496** PG. **33**

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

0591849

IDENTIF. & REFERENCE

99 MAY 27 AM 8:26

LL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	57734.54
CON TX	213.62
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	224.62
CHECK	224.62

05/27/99 01 08:30 0001 1249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465824