THIS INSTRUMENT PREPARED BY:
Eva M. Lemch
Lemch & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

BOOK 11560 PG. 441

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Marvin D. Cook	Mail	
3148 Gwynnwood Drive	***Same***	**060-01-0 132.00**
Nashville, Tennessee 37207	P.O. Box 148761	
	Nashville, TN 37214	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $43,000.00.

Marvin Cook
Affiant

Subscribed to and sworn before me this 28th day of May, 1999.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Forty Three Thousand Dollars ($43,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOE CLARENCE RUCKER and wife, WANDA RENEE RUCKER (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto MARVIN D. COOK, (the "Grantee"), his heirs, legal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section One Golden Valley Estates, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 98 fronts 60.0 feet on the westerly margin of Gwynnwood Drive and extends back 144.19 feet on the northerly line and 116.19 feet on the southerly line to a broken line in the rear, measuring 85.74 feet thereon.

Being the same property conveyed to Joe Clarence Rucker et ux Wanda Renee Rucker be deed from Albert R. Lovell et ux Mable Genell Lovell of record in Book 5971, page 639, Register's Office for Davidson County, Tennessee.

This is improved real property known as 3148 Gwynnwood Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, his heirs, legal representatives, successors and assigns forever. The Grantors covenant with the said Grantee that they are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantors further covenant and bind themselves, their representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, legal representatives, successors 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 gender.

Witness my hand this 28th day of May, 1999.

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Joe Clarence Rucker
JOE CLARENCE RUCKER

Wanda Renee Rucker
WANDA RENEE RUCKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Clarence Rucker and wife Wanda Renee Rucker, the within named bargainors, 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 office in Nashville, Davidson County, Tennessee, this 28th day of May, 1999.

Notary Public

My Commission Expires: March 25, 2000

0592931

IDENTIF. & REFERENCE

99 MAY 28 PM 2:55

REGISTER
DAVIDSON COUNTY, TN.

0592931 05/28/99 0101 03CHECK 170.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 443

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

059231
IDENTIF. ← REFERENCE

99 MAY 28 PM 2:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05/20/99

CANT	43000.00
CON TX	159.10
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	170.10
CHECK	170.10

01 14159 0001 2389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466939