THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 144,500.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2000

Notary Public

My Commission Expires: 1. 29. 2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Instr:200002030011675 Page: 1 OF 2
REC'D FOR REC 02/03/2000 4:12:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $534.65

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM R. COOK 212 Chapel Avenue Nashville, Tennessee 37206	SUNTRUST BANK 201 4th Avenue, N. 7th Floor Nashville, Tennessee 37219	MAP 83-6 PARCEL 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED AND NO/100---------- ($ 144,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, RUSSELL A. MILLER AND JAMES D. CAREY, both unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. COOK, MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 53 on the Plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 fronts 50.0 feet on the east side of Chapel Avenue, formerly Hunter Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Russell A. Miller and James D. Carey by deed from Marck J. Powers and wife, Susanne W. Powers, of record in Book 8587, page 628, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Chapel Avenue, Nashville, Tennessee 37206

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.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the _31st_ day of _January_, 2000.

RUSSELL A. MILLER

JAMES D. CAREY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 RUSSELL A. MILLER AND JAMES D. CAREY, 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 this _31st_ day of _January, 2000_.

My Commission Expires: _September 29, 2001_

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public