WARRANTY DEED



My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF CHEATHAM
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Collins G. Cook Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collins G. Cook, Jr. (NAME)	First Republic Mortgage (NAME)	73-12-73
2957 McGavock Pike (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wilma J. Miller, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Collins G. Cook, Jr. and wife, Kimberly E. Cook

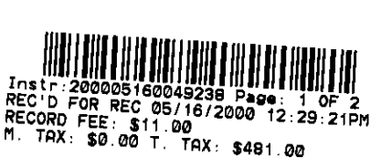
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Revision of Section One, Sunset View, of record in Book 2663, page 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William H. Miller, Jr. and wife, Wilma J. Miller by deed from Christina A. Parks (now Jones) and Thomas R. Jones, Jr. of record in Book 10038, page 582, Register's Office, Davidson County, Tennessee. The said William H. Miller, Jr. is now deceased, leaving the said Wilma J. Miller as the surviving tenant by the entirety.

Subject to an easement of record in Book 6910, page 617, said Register's Office.

Les Williams executed this instrument on behalf of Wilma J. Miller pursuant to a Power of Attorney which is being placed of record currently herewith.



This is unimproved ( ) improved (X) property, known as 2957 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 20th day of April, 2000

Wilma J. Miller

By: Les Williams atty-in-fact
Les Williams, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____

day of _____ . _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Les Williams with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Wilma J. Miller as her Attorney in Fact as the free act and deed of the within named Wilma J. Miller.

Witness my hand and official seal at Ashland City, Tennessee, April 20, 2000.

NOTARY PUBLIC AT LARGE TENN.

_____

Notary Public