This Instrument Prepared By: (ALD)
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37219
(615) 244-0020

Davidson County DEEDWARR
Recvd: 12/18/00 15:28 3pgs
Fees:15.00 Taxes:3627.85
20001218-0124061

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
George Edward Cooke and Nancy Bass Cooke 112 Bonaventure Place Nashville, TN 37205	George Edward Cooke and Nancy Bass Cooke 112 Bonaventure Place Nashville, TN 37205	116-06-0038.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, L. H. Armistead, III, a single person ("Grantor"), has bargained and sold and by these presents does hereby transfer, sell, assign, convey and set over untoGeorge Edward Cooke and wife, Nancy Bass Cooke, as tenants by the entireties (collectively, "Grantees"), their heirs, successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described as follows (the "Property"):

> Land in the Seventh Civil District of Davidson County, Tennessee, City of Belle Meade, being Lot No. 8 on the plan of Bonaventure Place, of record in Plat Book 5200, pages 424 and 425, as revised in Book 5200, pages 448 and 449, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grantor by Metropolitan Federal Savings & Loan Association pursuant to a Deed dated August 14, 1987 of record at Book 7326, page 159, Register's Office for Davidson County, Tennessee. This is the same description contained in the prior deed of record.

This is improved property commonly known as112 Bonaventure Place, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining, to the said Grantees, their heirs, successors and assigns, forever;

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except for 2000 county real estate taxes which are being paid at closing, and the encumbrances listed below;

The conveyance hereby is subject to the matters shown on the Plan of record in Book 5200, pages 424 and 425, revised in Book 5200, page 448 and 449, Register's Office for Davidson County, Tennessee; and all matters set forth in the Declaration of Covenants, Conditions and Restrictions for Bonaventure Place contained in an instrument of record in Book 5901, page 295, *et seq.*, amended in Book 9489, page 922, *et seq.*, and re-recorded of record in Book 9511, page 811, *et seq.*, Register's Office for Davidson County, Tennessee; and future city and county property taxes, liens but not yet due and payable; and the possible encroachment of a privacy wall on the Property, and the existence of a common driveway or alley, as shown on a Mortgage Loan Inspection dated November 15, 2000 prepared by John Kohl & Company, P.C.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of December, 2000.

L. H. Armistead, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $980,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 2000.

NOTARY PUBLIC

My Commission Expires:

MAY 23, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Koni S. Swift, a Notary Public of this county, L. H. Armistead, III, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WITNESS my hand at office, this 15th day of December, 2000.

Koni S. Swift
NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 26, 2002