Book

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF January , 2001

Catherine R Vass
Notary Public

MY COMMISSION EXPIRES: 5-30-2004
(AFFIX SEAL)

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSWELL C. MILLER, JR. (NAME)	WELLS FARGO HOME MORTGAGE, INC. (NAME)	MAP 117-08
1403 CEDAR LANE (ADDRESS)	4456 CORPORATION LANE, STE. 100 (ADDRESS)	PACEL 132.00
NASHVILLE, TENNESSEE 37212 37221 (CITY) (STATE) (ZIP)	VIRGINIA BEACH, VA 23462 (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, JOSEPH C. COOK, III. AND WIFE, ASHLEY B. COOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSWELL C. MILLER, JR. AND WIFE, ELIZABETH H. FAIRBANK

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. 138 on the Map of Victoria Place, of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph C. Cook, III. by deed from Kenneth William Semple and Lou A. Copeland, Unmarried of record in Book 10827, Page 546, Register's Office for Davidson County, Tennessee. The said Joseph C. Cook, III. having since quitclaimed to Joseph C. Cook, III. and wife, Ashley B. Cook, to create a tenancy by the entirety, of record in Book 10978, Page 983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Victoria Place, of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/09/01 11:37 2pgs
Fees:11.00 Taxes:1036.00
20010109-0002755

unimproved ( )
This is improved (X) property, known as 1403 CEDAR LANE, NASHVILLE, TENNESSEE 37221 37212
(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 our hand s this 2nd day of January , 2001

Joseph C Cook III
JOSEPH C. COOK, III.

Ashley B Cook
ASHLEY B. COOK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH C. COOK, III. AND WIFE, ASHLEY B. COOK

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 Brentwood, Tennessee, this 2nd day of January, 2001.

Commission expires 5-30-2004

Catherine R. Vass
Notary Public

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30, 2004

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

WARRANTY DEED

FROM

JOSEPH C. COOK, III. AND WIFE, ASHLEY B. COOK

TO

ROSWELL C. MILLER AND WIFE, ELIZABETH H. FAIRBANK

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027