ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
	Bank of America	
Russell T. Cook	PO Box 1675	MAP: 091-16-0
4209 Park Avenue	Coraopolis, PA 15108	
Nashville, TN 37221	LOAN #6016317726	PARCEL: 183.00

This instrument prepared by: Robert J. Notestine, III, Attorney, Box 26B
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 01-10498

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **I, Christie Wilson Giddish, married,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, Russell T. Cook , unmarried (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being part of Block 2, Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of Block 2 begins at a point on the southern margin of Park Avenue, formerly First Avenue, 75 feet from the easterly margin of 43rd Avenue, formerly 2nd Street, running thence easterly along the southern margin of said Park Avenue 75 feet; thence at right angles southerly 150 feet to an alley; thence with said alley westwardly 75 feet; thence at right angles northwardly 150 feet to the beginning.

Being the same property conveyed to Christie Wilson Giddish, married, by Warranty Deed from Fred E. Woddard, unmarried, Sarah B. Capps and Michael Blair, of record in Instrument Number 200005220050850, Register's Office for Davidson County, Tennessee.

Gregg A. Giddish joins in this conveyance to relinquish his rights he may have in subject property, particularly any marital rights.

This conveyance is subject to:

1. **Taxes for the year 2001 and subsequent years,**
2. **Plan of Record in Book 57, page 103, Register's Office for Davidson County, Tennessee.**
3. **Any restrictions, easements, or other matters of public record.**

This is improved property known as 4209 Park Avenue, Nashville, TN 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $274,900.00.

Karen B. Rowlett
Affiant

Subscribed and sworn to before me this 21st day of February, 2001.

My Commission Expires: 2/23/2002

Notary Public

Davidson County DEEDWARR
Recvd: 02/23/01 08:28 2pg
Fees:11.00 Taxes:1017.13

20010223-0016972

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 21st day of February, 2001.

Christie Wilson Giddish

Gregg A. Giddish

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 Christie Wilson Giddish with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged executing the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of February, 2001.

Notary Public

My Commission Expires: 2-19-03

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 Gregg A. Giddish with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged executing the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of February, 2001.

Notary Public

My Commission Expires: 2-19-03