SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/01 13:12 2pgs
Fees:13.00 Taxes:601.25

20011031-0118770

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Joni Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph D. Cook & Joni Cook	Ralph D. Cook & Joni Cook	Map 98
(NAME)	(NAME)	
5028 John Hagar Road	501 Southwinds	Group 9
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	Parcel 11
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Bank of New York, CWABS, Inc. Asset-Backed Certificates, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph D. Cook and wife, Joni Cook, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 on the Plan of Windchase, Phase II, as shown of record in Plat Book 9700, Page 899, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Instrument No. 20001227-0126138, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 9700, Page 899, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 10969, Page 417, and Book 11446, Page 554, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance to Metro Nashville Government for water and sewer lines as shown of record in Book 11497, Page 571, Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Book 231, Page 888, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5028 John Hagar Road, Hermitage, TN 37076
(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 claiming * 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. *by, through or under Grantor, but none otherwise.

Witness our hands this 23rd day of October, 2001.

Bank of New York, CWABS, Inc. Asset-Backed Certificates, By Countrywide Home Loans, Inc., As Attorney-In-Fact

By: _____

Stuart E. Graham, Asst. Vice Pres.

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Stuart E. Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Asst. Vice Pres. of Countrywide on behalf of Bank of New York as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.

Witness my hand and official seal at Plano, Texas this 23rd day of October, 2001.

Commission expires: 7/27/05

Leslie Slater
Notary Public

