WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 12/20/01 13:50 3pgs
Fees:18.00 Taxes:133.20

20011220-0140711

G-7522-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 2001

Bertie Jo Whitaker
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: Bertie Jo Whitaker, Notary Public at Large, Davidson County, Tennessee, My Commission Expires October 25, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorne, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NUMBERS
Christine N. Dillon (NAME)	/USAA Federal Savings Bank/ (NAME)	17-306
5960 Lickton Pike (ADDRESS)	/ / / Mcdermott / Parkway / (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	/ San Antonio, TX / 78288 / USAA / / (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, John Gary Cook and wife, Dayna K. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christine N. Dillon

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:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, described according to a survey dated November 8, 1988, revised on December 9, 1988, and further revised on December 21, 1988, by Ray G. Cole, Registered Land Surveyor, Number 924, Job No.: 88-210, and further identified as Tract 2 on the survey of the Jim Sisco property, said property being more particularly and specifically described as follows, to-wit:

TRACT 2: BEGINNING at an existing iron pin, corner to Gerry Dean Comer Property of record in Deed Book 6557, Page 614, Register's Office, Davidson County, Tennessee, in the line of Judith Wilkinson, and being the most southeast corner of this tract; thence, with the line of said Wilkinson S. 80 deg. 20 min. 45 sec. W. 145.00 feet to an iron pin set, in the line of said Wilkinson and being a corner to Tract 1 this survey; thence, with the line of said Tract 1 for the next four calls as follows: N. 13 deg. 12 min. 15 sec. E. 157.63 feet to an iron pin set; thence, N. 15 deg. 31 min. 10 sec. W. 75.00 feet to an iron pin set; thence, N. 67 deg. 51 min. 58 sec. W. 223.04 feet to an iron pin set; thence, N. 42 deg. 20 min. 17 sec. W. 131.62 feet to an iron pin set, said point being a corner to Tract 3 this survey; thence with the line of said Tract 3, N. 38 deg. 02 min. 11 sec. E. 332.07 feet to an iron pin set, corner to said Tract 3 in the line of Charles D. Spurlock; thence, with the line of said Spurlock for the next four calls as follows: S. 58 deg. 43 min. 59 sec. E. 128.64 feet to an iron pin set, thence, S. 67 deg. 04 min. 59 sec. E. 154.70 feet to an iron pin set; thence, S. 87 deg. 24 min. 59 sec. E. 139.70 feet to an iron pin set; thence, S. 21 deg. 13 min. 26 sec. E. 272.80 feet to an iron pin set in the line of said Spurlock; thence, N. 89 deg. 38 min. 00 sec. W. 212.38 feet to an iron pin set; thence, S. 13 deg. 14 min. 45 sec. W. passing an iron pin at 100.00 feet, corner to said Gerry Dean Comer,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lickton Pike, Goodlettsville, TN 37072
(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 14th day of December 2001

John Gary Cook

Dayna K. Cook

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

and in all a total of 265.09 feet to the beginning containing 5.00 acres more or less.

Being the same property conveyed to John Gary Cook by deed from Jim Sisco joined by his wife, Charlene R. Sisco of record in Book 7745, Page 959, Register's Office for Davidson County, Tennessee.

Dayna K. Cook joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to John Gary Cook.

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 John Gary Cook and wife, Dayna K. 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 Goodlettsville, Tennessee, this 14th day of December 2001

Commission expires _____ Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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