WARRANTY DEED

RECORD AND RETURN TO:
Nations Title Agency
5214 Maryland Way, Suite 208
Brentwood, TN 37027
01TN01913

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
JAN 25 2003

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JENNIFER C. CORE (NAME)	CoCNP, Inc. (NAME)	Map 072-12
2108 Thistlewood Avenue (ADDRESS)	1400 8th Ave N. (ADDRESS)	Parcel 030.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN. 37203 (CITY) (STATE) (ZIP)	15DZ-55335

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, RUTH D. NICHOLS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER C. CORE

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. 14 on the Plan of Dalewood, Section I, of record in Plat Book 1424, page 108, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ruth D. Nichols by Deed from Wayne L. Waggoner and wife, Linda K. Waggoner, of record in Book 11751, Page 116, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THIS instrument is being executed in behalf of Ruth D. Nichols pursuant to a Power of Attorney executed by same on the 5th day of December, 2001, and being filed for record simultaneously herewith in Instrument No. 20020109.0003518 said Register's Office.

unimproved ( )
This is improved (X) property, known as 2108 Thistlewood Avenue, Nashville, TN 37216
(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 my hand this 14th day of December, 2001

Ruth D. Nichols
RUTH D. NICHOLS

BY: Atty in Fact
JOHN SWINEY, ATTORNEY IN FACT

Davidson County DEEDWARR
Recvd: 01/09/02 14:05 2pgs
Fees:13.00 Taxes:307.10

20020109-0003519

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

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, a _____ , 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 _____ , 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of December, 2001, before me personally appeared John Swiney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ruth D. Nichols and acknowledged that he executed the same as the free act and deed of said Ruth D. Nichols.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 4/10/05

