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Davidson County DEEDWARR
Recvd: 03/04/02 13:18 2pgs
Fees:13.00 Taxes:736.30
20020304-0026871

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $199,000.00. **Affiant** Subscribed and sworn to before me, this 1st day of March, 2002. Notary Public My Commission Expires: 8/23/03

Address New Owner As Follows: Staci C. Knox 444 Elmington Avenue, #226 Nashville, TN 37212	Send Tax Bills To: America's Wholesale Lender 750 Old Hickory Blvd., #180 Brentwood, TN 37027	Map-Parcel Number: 131-3-187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGINIA S. COOK**, n/k/a Jennie S. Cook unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STACI C. KNOX**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 75.15 feet on the northerly side of Temple Avenue and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Virginia S. Cook, an unmarried person, by deed from Peggy N. Catalano, an unmarried person, of record in Book 9346, page 179, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 19, Register's Office for said County.

This is improved property known as 1706 Temple Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of March, 2002.

Jennie S. Cook

Virginia S. Cook

Virginia S. Cook N/k/a Jennie S. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

N/k/a Jennie S. Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIRGINIA S. COOK, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2002.

Notary Public

My Commission Expires: 10/25/03

