This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/29/02 16:15 2pgs
Fees:13.00 Taxes:296.00
20020429-0052463

MAP: 025-12-0
PARCEL: 024.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Kenneth Lynn Cook and wife, Deborah V. Cook
905 Tinnell Dr.
Mt. Juliet, TN 37122

PICK-UP

WARRANTY DEED

THIS INDENTURE, made this 24th day of April, 2002 between

Ricky D. Head and wife, Karen K. Head

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Kenneth Lynn Cook and wife, Deborah V. Cook

of Wilson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 12 of Clark Place, Section 2, of record in Book 2093, page 64, Register's Office for Davidson County, Tennessee.

Lot No. 12 fronts106.0 feet on the Southeasterly margin of Dickerson Road and extends back between parallel lines 260.0 feet to a dead line in the rear on which it measures 106.0 feet.

Being the same property conveyed to Ricky D. Head and wife, Karen K. Head by Warranty Deed dated 5/29/97 from Dessie Fightmaster, of record in Book 10482, Page 149, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ricky D. Head
Ricky D. Head

Karen K. Head
Karen K. Head

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky D. Head and wife, Karen K. Head the within named bargainors, 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 office this 24th day of April, 2002.

Notary

My Commission Expires: 1/30/2002



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $80,000.00.

Ricky D. Head
Affiant

Sworn to and subscribed before me, this ____day of April, 2002.

Notary Public

My Commission Expires: 1/30/2002

