ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Kenneth W. Wyatt	New Owner	MAP and PARCEL
805 Hunters Hill Trace		75-4 8
Old Hickory TN 37138		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ruby M. Cook, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kenneth W. Wyatt and wife, Doris S. Wyatt** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Tulip Grove Subdivision, Section 3, as of record in Book 3700, Page 146, Register's Office for said County.

Said Lot No. 162 fronts 86.00 feet on the southeasterly side of Columbus Drive and extends back 140.00 feet on the northeasterly line and 150.00 feet to the southwesterly line to a dead line in the rear, on which is measures 123.73 feet thereon.

Being the same property conveyed to Billy J. Cook and wife, Ruby M. Cook, by deed from Fischer & Short Construction Company, Inc., a Tennessee Corporation of record in Book 4298, Page 30, Register's Office for Davidson County, Tennessee. The said Billy J. Cook having since died and Ruby M. Cook being the sole surviving tenant by the entirety. The Ruby M. Cook has not remarried.

This is property with a common address of 517 Columbus Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The plan of record in Book 3700, Page 146, said Register's Office, and all matters therein; (3) Restrictive Covenants of record in Book 4181, Page 95, said Register's Office.

Except for termite letter, property conveyed "AS IS."

Davidson County DEEDWARR
Recvd: 05/24/02 09:46 2pgs
Fees:13.00 Taxes:407.00

20020524-0063355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $110,000.00

Affiant

Subscribed and sworn before me this 23rd day of May, 2002.

My Commission Expires: 1-28-2006

Notary Public

JAN 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **May, 2002**.

X Ruby M Cook
Ruby M. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ruby M. Cook, unmarried** , with whom I am personally acquainted, or who 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 **23rd** day of **May, 2002**.

CINDY S. GRIMES NOTARY PUBLIC

Notary Public
My Commission Expires: 1-28-2006

File No. 0205-124.wd