BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Larry E. Beaird 2703 Greystone Road Nashville, Tennessee 37204	Same as New Owner	Map 118-07 Parcel 36.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 05/31/02 15:38 2pgs
Fees:13.00 Taxes:674.23
20020531-0066310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY TWO THOUSAND TWO HUNDRED TWENTY FIVE and NO/100 ($182,225.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JACK A. COOK, a married man,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **LARRY E. BEAIRD, a married man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Berrywood Subdivision, as of record in Book 1835, page 24, Register's Office of said County.
>
> Said Lot No. 22 fronts 80 feet on the westerly side of Greystone Road and runs back between lines, 157.8 feet on the southerly line and 171.5 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 52 feet.
>
> Being the same property conveyed to Jack A. Cook by Warranty Deed from Nancy Hickcox Latham, a single widow, of record in Book 9411, page 843, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 1835, page 24; to restrictive covenants of record in Book 1786, page 351, and in Book 1855, page 478; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 2703 Greystone Road, Nashville, Tennessee 37204.

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

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee his proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

I, Jacqueline O. Cook, hereby join in this instrument for the purpose of relinquishing and conveying any and all rights, marital or otherwise, in and to said property which I might have as the wife of the said Jack A. Cook.

WITNESS OUR HANDS, this the 31st day of May, 2002.

JACK A. COOK

JACQUELINE O. COOK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Jack A. Cook and wife, Jacqueline O. Cook, 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 seal, this 31st day of May, 2002.

Notary Public

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $182,225.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of May, 2002.

NOTARY PUBLIC

My Commission Expires: September 25, 2004