This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**Dereck L. Cook**
**1009 Dove Creek Cr.**
**Antioch, TN 37013**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Bank of America, N.A.**
**2059 Northlake Parkway**
**Tucker, GA 30084**

MAP **150-7**
GROUP
PARCEL **520**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cynthia M. Ownby Stevens, married (fka Cynthia M. Ownby, unmarried)** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Dereck L. Cook and wife, Valeria J. Cook**, 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. 406 of Final P.U.D. Plan Phase I Somerset Subdivision, of record in Plat Book 6900, page 690 & 691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Cynthia M. Ownby, unmarried by deed from Phillips Builders, Inc. of record in Book 7668, page 733, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 1009 Dove Creek Ct., Antioch, Tennessee 37013.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Lonnie Stevens, spouse of Cynthia M. Ownby Stevens, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 07/05/02 08:12 2pgs
Fees:13.00 Taxes:553.15
20020705-0080698

WITNESS our hands this the 28th day of June, 2002.

Cynthia M. Ownby Stevens

Lonnie Stevens

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cynthia M. Ownby Stevens and Lonnie Stevens**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of June, 2002.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $149,500.00.

Derek L. Cook
AFFIANT

Subscribed and sworn to before me on this 28th day of June, 2002.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006