WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/02 10:18 2pgs
Fees:13.00 Taxes:273.80

20020930-0118409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Charles D Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Cook	Cavalry Bank	Map 53-7
(NAME)	(NAME)	
1705 Overton Street	114 W. College St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37130	Parcel 24.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES ALFRED FERGUSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES D. COOK, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26, Section E, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, of record in Book 1424, Page 132, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Alfred Ferguson by Quitclaim Deed from Carrie B. Ferguson, a widow, filed of in Record Book 9745, Page 249, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 1424, Page 132, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Record Book 1975, Page 102, Register's Office of Davidson County, Tennessee.

The Grantor has never resided in said property as his primary residence.

unimproved ☐
This is improved ☒ property, known as 1405 Overton Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this 27th day of September, 2002.

James Alfred Ferguson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

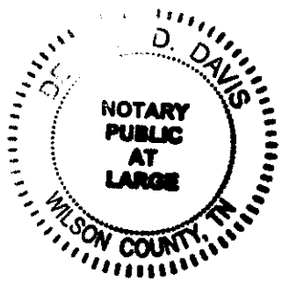
Personally appeared before me, the undersigned, a Notary Public, James Alfred Ferguson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 27th day of September, 2002.

Commission expires: April 18, 2006

Delaina D. Davis

Delaina D. Davis Notary Public



My Commission Expires: 4-18-06