RECORD & RETURN TO:
Ortale, Kelley, Herbert & Crawford

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/03 15:35 2pgs
Fees:13.00 Taxes:1665.00

20030107-0002911

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$465,000.00~~ 450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF JANUARY, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary Catherine Krumm 4312 Estes Road Nashville, TN 37215	Same	130-08-29

FOR AND IN CONSIDERATION 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, **THOMAS W. COOK, JR. and wife, JOYCE I. COOK** and, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MARY CATHERINE KRUMM,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 as shown on the Plan of Comptonwood Subdivision, of record in Plat Book 974, page 10, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Thomas W. Cook, Jr., and wife, Joyce I. Cook, by deed from Robert John Drake and wife, Betty McNabb Drake, of record in Book 4022, page 322 and re-recorded in Book 4069, page 792, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes and all subsequent taxes are assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

This property is also known as improved property located at 4312 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has 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 GRANTEE, her 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 our hands this 3rd day of January, 2003.

Thomas W. Cook, Jr.

Joyce I Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of January, 2003, before me personally appeared Thomas W. Cook, Jr., and wife, Joyce I. Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 3rd day of January, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

My Commission Expires:_____

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