Return to: Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
505

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~:
Stephanie H. Gore, Attorney at Law
Suite 310, Cummins Station
209 10th Avenue South
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kristen Lucas	AmSouth	Map 86-7 Parcel 138
1312 Presidential Trace	P O Box 57046	
Hermitage, TN 37076	Irvine, CA 92619-7046	

WARRANTY DEED

For and in consideration of the sum of ($107,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Darren Cook**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Kristen Lucas**, hereinafter called the Grantee, her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit: * an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Jackson's Retreat, Phase 5-A, of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Darren Cook and wife, Barbara K. Cook by deed of record in Book 8791, Page 925, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Darren Cook by Quitclaim Deed from Barbara K. Cook for record in instrument Number 20010810-0086346, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous instrument of record.

The property herein conveyed is subject to taxes for the current year and any and all easements and restrictions of record.

This is improved property known as: 1312 Presidential Trace, Hermitage, TN, 37076.

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 Grantor does covenant with the said Grantee 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; and they do further covenant and bind themselves, their successors 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.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 31st day of January, 2003.

Darren Cook

Davidson County DEEDWARR
Recvd: 02/20/03 13:43 2pgs
Fees:13.00 Taxes:395.90
20030220-0022620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2003.

Notary Public
My commission expires: 11-27-04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darren Cook, the 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 Nashville, Tennessee, this 31st day of January, 2003.

Notary Public
My Commission Expires: 9|30|06

STEPHANIE GORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.