WARRANTY DEED

FILE BOX 19B
03-4-070-D

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of May, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Charles E. Cooke (NAME)	"NEW OWNER" (NAME)	93-10
3309 Fairmont Drive (ADDRESS)	(ADDRESS)	24.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **David Hughes Rose, unmarried, John Sevier, Herbert, married, Alva Louise Herbert, unmarried, and Mary Rose Herbert, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Charles E. Cooke, married**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Nashville, Davidson County, Tennessee and being described according to an As-Built Survey by Allen R. Trumbo, Jr., Tennessee Registered Land Surveyor, No. 1127, Dated July 26, 2002, as follows:

BEGINNING at an iron rod situated in the intersection of the westerly margin of 8th Avenue South with the northerly margin of Lea Avenue, said point being the southeast corner of the property herein described;

THENCE, along the said margin of Lea Avenue, South 89° 44' 09" West, a distance of 135.28 feet to an iron rod situated in the easterly margin of Alley Number 115;

THENCE, along said Alley, North 09° 29' 06" West, a distance of 125.93 feet to an iron rod;

THENCE, South 77° 25' 24" West, a distance of 34.15 feet to an iron rod;

THENCE, North 23° 24' 36" West, a distance of 51.20 feet to an iron rod situated in the southerly margin of Alley Number 115;

THENCE, along said Alley, North 58° 25' 35" East, a distance of 3.52 feet to an iron rod situated in the easterly margin of Alley Number 115;

THENCE, along said Alley, North 33° 59' 43" West, a distance of 49.00 feet to an iron rod;

THENCE, leaving said Alley, North 54° 45' 02" East, a distance of 170.17 feet to an iron rod situated in the westerly margin of 8th Avenue South;

THENCE, along said road, South 3° 40' 48" East, a distance of 47.16 feet to an iron rod;

THENCE, along a curve to the right, having a central angle of 25° 09' 03", a radius of 247.67 feet, a tangent of 55.25 feet, a length of 108.72 feet and a chord which bears South 22° 06' 17" East, a distance of 107.85 feet to an iron rod;

THENCE, South 09° 31' 45" East, a distance of 167.42 feet to the POINT OF BEGINNING.

- CONTINUED –

Davidson County DEEDWARR
Recvd: 05/06/03 14:35 3pgs
Fees:18.00 Taxes:2127.50

20030506-0060369

- CONTINUED FROM PAGE 1 -

BEING the same property conveyed to Albert P. Rose, Sr., Trustee by Deed from Third National Bank Successor Trustee under Agreement, Albert P. Rose, Sr., of record in Book 5198, Page 849, Register's Office for Davidson County, Tennessee. The said Albert P. Rose, Sr., having since died and pursuant to the terms of the Trust Agreement of Mary Hughes Rose, dated September 14, 1977; the Amendment to Trust Agreement of Mary Hughes Rose, dated April 3, 1991; and by the Order to Terminate Trust, Vest Title and Distribute Assets of record in Minute Book 5119, Page 1045753, Probate Court for Davidson County, Tennessee. The subject property was vested in David Hughes Rose, as to a one-half (1/2) undivided interest; John Sevier Herbert, as to a one-sixth (1/6) undivided interest; Alva Louise Herbert, as to a one-sixth (1/6) undivided interest; and Mary Rose Herbert, as to a one-sixth (1/6) undivided interest.

THIS conveyance is subject to Restrictive Covenants of record in Book 11625, Page 252, and amended in Book 10965, Page 404, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The subject property is commercial and has not ever been principal place of residence.

BEING unimproved ☐
Improved ☒ property known as: 417,423,425&427 8th Avenue South, Nashville, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 5th day of May, 2003.

David Hughes Rose

By: David Hughes Rose by
Louise Rose Herbert, Attorney-in-Fact
Louise Rose Herbert

Alva Louise Herbert
Alva Louise Herbert

John Sevier Herbert

Mary Rose Herbert

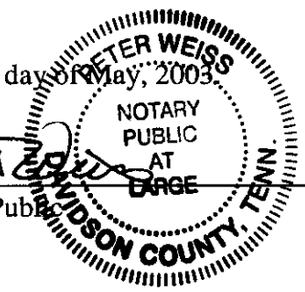
STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of May, 2003, before me personally appeared LOUISE ROSE HERBERT, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **DAVID HUGHES ROSE, unmarried**, and acknowledged that she executed the same as the free act and deed of the said David Hughes Rose.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of May, 2003.

My Commission Expires: 03/31/07

Notary Public



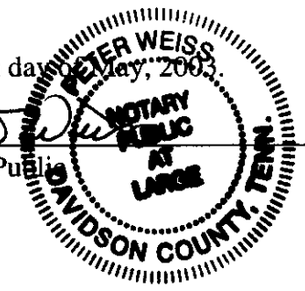
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN SEVIER HERBERT, married,** 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 Brentwood, Tennessee, this 5th day of May, 2003.

My Commission Expires: 03/31/07

Notary Public



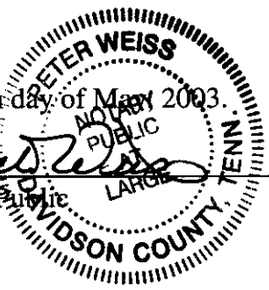
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALVA LOUISE HERBERT, unmarried,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of May, 2003.

My Commission Expires: 03/31/07

Notary Public



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 **MARY ROSE HERBERT, unmarried,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of May, 2003.

My Commission Expires: 03/31/07

Notary Public

