STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $317,000.00.

John Fleming
AFFIANT

Sworn to and subscribed before me this 1st day of August, 2003.

Amanda Dodd
NOTARY PUBLIC

My commission expires: 1/24/05

Map & Parcel No. 104-15-438.00

Address of New Owner:
William R. Cook & Angela D. Cook
2006 Sweetbriar Ave
Nashville TN 37212

Send Tax Notices To:
GreenPoint Mortgage
5082 Parkway Plaza Blvd.
Suite 100
Charlotte NC 28217

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, DAVID A. FLEMING, JEFFREY DARYL TROXEL, PEGGY C. DRANE and ROBERT GREGG TROXEL, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. COOK and wife, ANGELA D. COOK, as tenants by the entirety, hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 2006 Sweetbriar Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 843, page 71, in the Register's Office for Davidson County, Tennessee; and to the Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said DAVID A. FLEMING, JEFFREY DARYL TROXEL, PEGGY C. DRANE and ROBERT GREGG TROXEL have hereunto set their signature, this 1st day of August, 2003.

David A. Fleming
DAVID A. FLEMING

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 DAVID A. FLEMING, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 1st day of August, 2003.

My commission expires: _____ NOTARY PUBLIC

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

Davidson County DEEDWARR
Recvd: 08/14/03 16:05 3pgs
Fees:18.00 Taxes:1172.90
20030814-0117354

Jeffrey Daryl Troxel
by his Attorney in Fact
David A. Fleming

JEFFREY DARYL TROXEL, by his Attorney-in-Fact, David A. Fleming
Power of Attorney of record as Instrument No. 20030814 0117351 Register's Office for Davidson County, Tennessee

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 JEFFREY DARYL TROXEL, by his Attorney-in-Fact, DAVID A. FLEMING, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 1st day of August, 2003.

My commission expires: J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 24, 2005

NOTARY PUBLIC

Peggy C. Drane
by her Attorney in Fact
David A. Fleming

PEGGY C. DRANE, by her Attorney-in-Fact, David A. Fleming
Power of Attorney of record as Instrument No. 20030814 0117352 Register's Office for Davidson County, Tennessee

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 PEGGY C. DRANE, by her Attorney-in-Fact, DAVID A. FLEMING, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 1st day of August, 2003.

My commission expires: J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 24, 2005

NOTARY PUBLIC

Robert Gregg Troxel
by his Attorney in Fact
David A. Fleming

ROBERT GREGG TROXEL, by his Attorney-in-Fact, David A. Fleming
Power of Attorney of record as Instrument No. 20030814 0117353 Register's Office for Davidson County, Tennessee.

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 ROBERT GREGG TROXEL, by his Attorney-in-Fact, DAVID A. FLEMING, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 1st day of August, 2003.

My commission expires: J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 24, 2005

NOTARY PUBLIC

Attachment "A": Legal Description.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 and 27-F on the Map of the Resubdivision of T. W. Crutcher & Co's Subdivision of the Jacob Hostettler's Subdivision of the Bain Tract, of record in Book 843, page 71, Register's Office for said County.

Said Lots front 60 feet on the northerly side of Sweetbriar Avenue and run back between lines, 251 feet 10 inches on the westerly line and 252 feet 8 inches on the easterly line, to a dead line in the rear on which they measure 60 feet.

BEING the same property conveyed to Charles B. Warren and wife, Willie S. Warren, by deed from Lawrence H. Almond and wife, Hazel Almond, dated July 31, 1942, recorded August 1, 1942, of record in Book 1132, page 512, Register's Office for Davidson County, Tennessee. Willie S. Warren predeceased Charles Blythe Warren, leaving him as surviving tenant by the entirety. The Last Will and Testament of Willie S. Warren is recorded at Will Book 69, page 105, in the Office of the Probate Court Clerk for Davidson County, Tennessee. Charles Blythe Warren died on May 1, 1964, and his Last Will and Testament is recorded at Will Book 81, page 133, in the Office of the Probate Court Clerk for Davidson County, Tennessee. Said Last Will and Testament of Charles Blythe Warren devised the subject real property to Olga Glenn Fleming, who died testate on November 28, 2000. The Last Will and Testament of Olga Glenn Fleming (Blackburn) was admitted to probate in the Chancery Court for Williamson County, Tennessee, Docket No. P-01-2806. The said Last Will and Testament of Olga Glenn Fleming (Blackburn) devised the subject real property to David A. Fleming, Jeffrey Daryl Troxel, Peggy C. Drane and Robert Gregg Troxel.

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217