SP 4232 e - SATURN

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** SATURN **File Box ~~98~~:** 7 **First Title & Escrow Co., Inc.** **FTEC File No. 21490-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $86,460.00. Elizabeth E. Hail Affiant Subscribed and sworn to before me, this 30th day of July, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Deborah Lee Cook 6406 Frisco Avenue Nashville, TN 37209	**Send Tax Bills To:** **CTX Mortgage Company** **2828 North Harwood** **Dallas, TX 75201-1516**	**Tax Information:** Map No.090.08 Parcel No. 045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley S. Jones and husband, Charles M. Jones and Elizabeth E. Hail** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Lee Cook, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 6406 Frisco Avenue, Nashville, TN, 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 29, 2003.

Shirley S. Jones by Elizabeth E. Hail
Shirley S. Jones by Elizabeth E. Hail,
Her Attorney-in-Fact

Elizabeth E. Hail
Elizabeth E. Hail

Charles M. Jones by Elizabeth E. Hail
Charles M. Jones by Elizabeth E. Hail,
His Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/16/03 17:19 2pgs
Fees:13.00 Taxes:319.90
20030916-0136328

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth E. Hail** , 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, at office, this 30th day of July, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

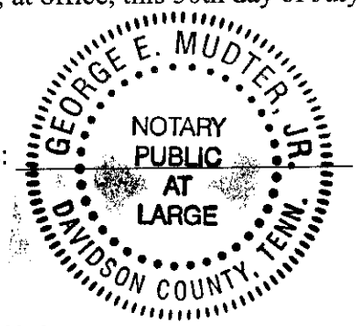
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Elizabeth E. Hail, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf Shirley S. Jones and Charles M. Jones, as their Attorney-in-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office, this 30th day of July, 2003.

Notary Public

My Commission Expires:



My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Tract 1

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of West Nashville Annex as of record in Plat Book 3106, page 25, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Tract 2

Land in Davidson County, Tennessee, being the northwesterly one-half of Alley No. 1502 adjoining the southeasterly property line of Tract 1, and being that portion of the alley closed by Metro Ordinance No. 088-161.

Being the same property conveyed to Shirley S. Jones and husband, Charles M. Jones and Elizabeth E. Hail by deed dated February 17, 1998 from Mary H. Hill and husband, Anthony Hill of record in Book 10800, page 54, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
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 OR
3) All matters appearing on the Plan of record in Plat Book 3106, page 25, Register's Office for Davidson County, Tennessee.