Box 11

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/03 11:58 3pgs
Fees:18.00 Taxes:199.80

20031030-0159796

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LARGE NOVEMBER 26, 2005 COMMISSION EXPIRES

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Cook Jr. | James Cook Jr. | 72-16.84 |
| (NAME) | (NAME) | |
| 1711 Porter Road | ~~XXXX~~ 109 Beech Bend Court | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Deborah Martin, Michael Burks, Kevin Burks, Bibia Burks aka Bibia Renee Redd, and Paul Burks, The Heirs at Law of Simon Burks, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Cook, Jr., unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Peerman Heights, of record in Plat Book 2133, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Simon Burks, Jr., by deed of record in Book 7495, page 300, said Register's Office. The said Simon Burks, Jr. having since died.

This is not the principal residence of the grantors or grantees.

This is improved X property, known as 1711 Porter Road, Nashville, TN
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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. 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 17th day of October, 2003.

The Heirs at Law of Simon Burks, Jr.

Deborah Martin

Michael Burks by Deborah Martin as Atty-in-fact

Kevin Burks by Deborah Martin as Atty-in-fact

Bibia Burks aka Bibia Renee Redd by Deborah Martin as Atty-in-fact

Paul Burks by Barbara Burks as Atty-in-fact

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Deborah Martin**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2003.

Commission expires: 02/20/2004

Roni M. Anthony
RONI M. ANTHONY Notary Public

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, **Deborah Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michael Burks**, and who acknowledged that he executed same as the free act and deed of said **Michael Burks**, by virtue of that Power of Attorney, duly executed by the said **Michael Burks**, and appearing of record as Instrument No. 20031020-0159795, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 17th day of October, 2003.

Roni M. Anthony
Notary Public RONI M. ANTHONY

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, **Deborah Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kevin Burks**, and who acknowledged that he executed same as the free act and deed of said **Kevin Burks**, by virtue of that Power of Attorney, duly executed by the said **Kevin Burks**, and appearing of record as Instrument No. 20031020-0159793, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 17th day of October, 2003.

Roni M. Anthony
Notary Public RONI M. ANTHONY

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, **Deborah Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Bibia Renee Redd**, and who acknowledged that he executed same as the free act and deed of said **Bibia Renee Redd**, by virtue of that Power of Attorney, duly executed by the said **Bibia Renee Redd**, and appearing of record as Instrument No. 20031020-0159794 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 17th day of October, 2003.

Roni M. Anthony
RONI M. ANTHONY Notary Public

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, **Barbara Burks**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Paul Burks**, and who acknowledged that he executed same as the free act and deed of said **Paul Burks**, by virtue of that Power of Attorney, duly executed by the said **Paul Burks**, and appearing of record as Instrument No. 20030814-0117002, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 17th day of October, 2003.

Roni M. Anthony
RONI M. ANTHONY Notary Public