Davidson County DEEDWARR
Recvd: 02/18/04 09:03 2pgs
Fees:13.00 Taxes:225.89

20040218-0018358

Prepared by:
Realty Title (02)
5111 Maryland Way Suite 101
Brentwood, TN 37027

DEDRA THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $61050.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2004.

Notary Public
My commission expires: 1/29/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Marvin Cook	New Owner	150-14/107.00
~~3229 Spears Road~~	P.O. Box 148761	
~~Nashville, TN 37207~~	Nashville, TN 37214	

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUNTRUST BANK, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to MARVIN COOK, hereinafter called the Grantee, his/her successors 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. 395 ON THE plan of Section II, Parkwood Estates, of record in Book 3300, Page 5, less that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4878, Page 931, said Register's Office.

SAID Lot No. 395 fronts 75.0 feet on the north side of Spears Road and extends back between parallel lines 140.00 feet on the south side of Briley Parkway.

.BEING the same property conveyed to SunTrust Bank by Substitute Trustee's Deed dated 7/31/03 of record in Instrument No. 20030813-0116646, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the Register's Office for said County.

This property is improved property known as 3229 Spears Road, Nashville, TN 37027.

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, successors and assigns, ~~forever~~. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising, by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will ~~forever~~ defend Grantees against claims of all persons claiming by, through, or under Grantors, but no further or otherwise.

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

WITNESS my hand this 5th day of February, 2004.

By: _____, Vice President
SUNTRUST BANK Rebecca W. Shaia
Title: Vice President

SUNTRUST BANK CORPORATE SEAL GEORGIA

STATE OF Virginia
~~COUNTY~~ OF Richmond
city

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca W. Shaia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the **Vice President** of SUNTRUST BANK and (s)he is authorized by SUNTRUST BANK to execute this Instrument on its behalf by Rebecca W. Shaia as such **Vice President**.

Witness my hand and seal at office in Richmond, VA this 5th day of February, 2004.

TAD BRANNON
NOTARY PUBLIC

My commission expires: _____

Tad Brannon

TAD BRANNON
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires July 31, 2007

TAD BRANNON
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC