Davidson County DEEDWARR
Recvd: 05/03/04 13:13 3pgs
Fees:18.00 Taxes:335.59

20040503-0050107

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of April, 2004, by and between Walter H. Carter, Trustee, hereinafter called Grantor, and Richard G. Cook and Frances M. Cook, husband and wife, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Walter H. Carter, Trustee, as Grantor, does hereby bargain, sell, transfer and convey unto Richard G. Cook and Frances M. Cook, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 600 Anderson Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Walter H. Carter, Trustee
SIGNATURE OF SELLER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Walter H. Carter, Trustee, the within named bargainor, 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, at office, this **23rd** day of April, 2004.

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

Richard G. Cook and Frances M. Cook, husband and wife

600 Anderson Lane
Madison, Tennessee 37115

Property Address:

600 Anderson Lane
Madison, Tennessee 37115

Person Responsible for Taxes:

Walter H. Carter, Trustee of the 600 Anderson Lane Trust
2200 21st Avenue, South, Suite #220
Nashville, Tennessee 37212

Map & Parcel #: MAP 43-6 PARCEL 25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$90700** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **April, 2004.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7388

EXHIBIT 'A'

REAL ESTATE SITUATE, LYING and being in the County of Davidson, State of Tennessee, being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Madison Park, Section II, of record in Book 3106, page 141, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Walter H. Carter, Trustee by Warranty Deed dated July 13, 2001, from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., and filed for record July 19, 2001, in Instrument Number 20010719-0076387, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 43-6 PARCEL 25).

2. Deed of Trust from Walter H. Carter, Trustee, to I. Dyke Tatum, Trustee, of record in Instrument Number 20011101-0119254, Register's Office for Davidson County, Tennessee, to secure to Firstar Bank, N.A., the payment of that certain note dated September 27, 2001, in the original principal amount of $58,960.00, due and payable as set forth therein.

3. All matters as set forth on the Plan of record in Plat Book 3106, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Restrictive Covenants of record in Book 3459, Page 406, and amended in Book 3460, page 337, Register's Office for DAVIDSON County, Tennessee.