WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/04 10:25 3pgs
Fees:18.00 Taxes:310.80

20040510-0052939

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Robert P. Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 2004

Notary Public

MY COMMISSION EXPIRES: 5-30-07
(AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC MY COMM. EXP. MAY 30, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Robert P. Cook (NAME)	Union Planters Bank, N. A. (NAME)	MAP 95 GROUP 11
2209 Pittswood Drive (ADDRESS)	1900 Charles Bryan Road (ADDRESS)	PARCEL 80
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Cordova, Tennessee 38016 (CITY) (STATE) (ZIP)	3DZ 08430

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, Ricky Colson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. Cook, 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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 2209 Pittswood Drive, Nashville, Tennessee 37214
(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 my hand this 28th day of April, 2004

Ricky Colson

Ricky Colson, Executor of the Estate of Robert Hall

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Colson

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 within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 28th day of April 2004.

Commission expires 5-30-04

Notary Public

FRANKIE A. MATTHEWS MY COMM. EXP. NOTARY PUBLIC MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ricky Colson as Executor of the Estate of Robert Hall, 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 and who further acknowledged that he is the Executor of the Estate of Robert Hall, and is authorized by the Estate of Robert Hall, to execute this instrument on behalf of the Estate. Witness my hand and official seal at Springfield, Tennessee, this the 28TH day of April, 2004.

NOTARY PUBLIC

FRANKIE A. MATTHEWS MY COMM. EXP. NOTARY PUBLIC MAY 30, 2004 DAVIDSON COUNTY, TN

My Commission Expires: 5-30-04

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 begins at a point on the southwesterly side of Pittswood Drive, the common corner of Lots 25 and 26; thence southwesterly 163.8 feet to the common rear corner of Lots 25 and 26; thence North 71 deg. 11 min. West 56 feet; thence North 37 deg. 23 min. West 68.5 feet to the common rear corner of Lots 25 and 24; thence 175.8 feet in a northeasterly direction to a point in the southwesterly margin of Pittswood Drive, the common corner of Lots 25 and 24; thence along Pittswood Drive 78 feet to the point of beginning.

Being the same property conveyed to Robert Hall by deed of record in Instr: 20020325-0035657, Register's Office, Davidson County, Tennessee. The said Robert Hall has since died testate December 27, 2003. The will of Robert Hall of record in Instr: 20020325-0035659 vest subject property to Ricky Colson.

The executor of the Estate of Robert Hall joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

Subject to notes on plat of record in Book 2133, Page 9, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all matters on plat of record in Book 2133, Page 9, said Register's Office.

This conveyance is subject to any and all easements, if any.