WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/04 10:50 2pgs
Fees:13.00 Taxes:573.50
20040518-0057977

J. DYKE TATUM NOTARY PUBLIC AT LARGE DAV. CO. TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 29, 2005.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc, 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Eckberg	FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST TENNESSEE HOME LOANS	146-4-73
(NAME)	(NAME)	
525 Richman Drive	P.O. BOX 7481	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SPRINGFIELD, OH 45501	
(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, Donna C. Dillard and William Frank. Cook, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Eckberg, 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:

BEING LOT NO. 750 ON THE PLAN OF CALDWELL HALL, SECTION XI, AS OF RECORD IN BOOK 3300, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 750 BEGINNING AT A POINT ON THE WESTERLY MARGIN OF TIMBERHILL DRIVE AT THE COMMON CORNER OF LOTS NO. 749 AND 750; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 133.65 FEET TO A POINT; THENCE NORTH 17 DEGREES 35' WEST 115.28 FEET TO A POINT IN THE SOUTHERLY MARGIN OF RICHMAR DRIVE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 115 FEET TO A POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHEASTERLY 39.27 FEET TO A POINT IN THE WESTERLY MARGIN OF TIMBERHILL DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 110 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM T. COOK AND WIFE, HELEN R. COOK BY DEED FROM ANDREW EWING, TRUSTEE, OF RECORD IN BOOK 3504, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. A ONE-HALF UNDIVIDED INTEREST WAS THEREAFTER CONVEYED TO DONNA C. REEVES FOR HER LIFETIME BY DEED OF RECORD IN BOOK 3531, PAGE 335. THE SAID DONNA C. REEVES HAS SINCED DIED. WILLIAM T. COOK DIED SURVIVED BY HIS WIFE HELEN R. COOK WHO THEREAFTER DIED. TESTATE AND PURSUANT TO LAST WILL AND TESTAMENT PROBATED UNDER CASE NO. 03P-1409 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, DEVISED SAID PROPERTY TO HER CHILDREN, DONNA COOK DILLARD AND WILLIAM FRANK COOK.

unimproved ☐

This is improved ☒ property, known as 525 Richman Drive, Nashville, TN 37211

(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 17th day of May, 2004.

Donna C. Dillard

William Frank Cook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned , of State and County, aforesaid, personally appeared Donna C. Dillard and William Frank. Cook , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged themselves to be the persons whom executed the foregoing instrument for the purpose therein contained, and that they executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2005.

Commission expires: May 29, 2005

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public