Davidson County DEEDWARR
Recvd: 06/02/04 10:56 2pgs
Fees:13.00 Taxes:270.10

20040602-0064393

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Blue Canyon Properties, LLC	New Owner	Map 61-16
P.O. Box 160591		Parcel 197
Nashville, TN 37216		26b 11947

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Anthony B. Cook, an unmarried person** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Blue Canyon Properties, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 36, Block C, as shown on the map entitled Sunnymeade, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Anthony B. Cook, unmarried by deed of record in Book 10127, page 783, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on Plan of record in Book 974, pages 56 and 57, said Register's Office.

This is improved property commonly known as 1221 Ardee Avenue, Nashville, Tennessee 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $73,000.00.

Virginia L. Potts
Affiant

Subscribed and sworn to before me this 26th day of May, 2004.

Notary Public

ROBERT JOHN NOTESTINE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of May, 2004.

Anthony B. Cook

Anthony B. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anthony B. Cook with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of May, 2004.

Notary Public

My Commission Expires: [illegible]

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

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