(1)

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 07/23/04 13:50 2pgs
Fees:13.00 Taxes:1450.40
20040723-0088345

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Tax Map: 158-3/49

The actual consideration or value, whichever is greater, for this transfer is $392,000.00

Affiant

Subscribed and sworn to before me this the 16th day of July, 2004.

My Commission Expires: 3-14-2005

Notary Public

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:

George H. Talley, II and Lisa H. Talley
(Name)
6116 Melbourne Dr.
(Street Address)
Nashville, TN 37215

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PAUL E. COOK, unmarried** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **GEORGE H. TALLEY, II and wife, LISA H. TALLEY,** hereinafter called the "Grantee," their successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 483 on the Plan of Hillsboro Park, Section 8, as of record in Book 2663, page 96, Register's Office for Davidson County.

Said Lot 483 fronts 247.7 feet on the southeasterly margin of Melbourne Drive and runs back 200 feet on the northeasterly line and 198.3 feet on the southwesterly line to a dead line in the rear on which it measures 202 feet.

Being the same property conveyed to Paul E. Cook by Deed of record in Book 11419, Page 646, Register's Office for Davidson County, Tennessee.

BEING unimproved property known as: 6116 Melbourne Drive, Nashville, TN 37215.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 16th day of July, 2004.

Paul E. Cook

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook**, 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 in Nashville, Tennessee, this 16th day of July, 2004.

Notary Public

My Commission Expires: 3.14.2005




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