THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Chase Manhattan Mortgage
P.O. Box 47020
Doraville, GA 30362-0020

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

MAP PARCEL NUMBERS:75-12-B-31.00

Davidson County DEEDWARR
Recvd: 10/06/04 15:15 2pgs
Fees:13.00 Taxes:610.13
20041006-0120760

WARRANTY DEED

THIS INDENTURE, made and entered into this **24th** day of **September, 2004**, by and between **Patricia L. Cook and Darren J. Cook, wife and husband**, party of the first part, and **Michael McBride**, party of the second part,

WITNESSETH: That for and in consideration of **$164,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Being Lot No. 73 on the plan of Brookside Woods, Phase 2, Section II, of record in Book 9700, page 398, as corrected by Surveyor's Certificate of Correction in Book 11346, page 460 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia L. Thorburn, a single woman by Deed from Fox Ridge Homes, Inc., A Tennessee Corporation, dated September 8, 1999, filed for record on September 13, 1999, in Book 11659, page 276-278, Register's office for Davidson County, Tennessee.

Patricia L. Thorburn having since married and is now known as Patricia L. Cook.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding Plat Book 9700, page 398, corrected in Plat Book 11346, page 460, Restrictive Convenants in Book 10444, page 2131, Book 11103, page 156, and Book 11453, page 900, Easments of record in Book 11125, page 436 and Book 5609, page 627,Charter of record in Book 10451, page 506, any and all zoning regulations, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Patricia L. Cook
Patricia L. Cook

Darren J. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia L. Cook and Darren J. Cook, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24TH day of **September, 2004.**

My commission expires 9/30/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SEPT 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$164,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

9/30/06

Affiant

Subscribed and sworn to before me this **24th** day of September, **2004**.

Comm. Expires - 5/24/05

PROPERTY ADDRESS:
924 Waynewood Lane
Hermitage, TN 37076-1774

News Owner Name and Address:
Michael McBride
924 Waynewood Lane
Hermitage, TN 37076-1774

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.