RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/26/04 11:09 2pgs
Fees:13.00 Taxes:290.41
20041026-0128560

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,490.00

Margie Cooksey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGIE COOKSEY 102 Cedarwood Lane Madison, Tennessee 37115	Same as new owner	43-02-0-A-102

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND FOUR HUNDRED NINETY AND NO/100 ($78,490.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SADIE B. VANDEVENTER, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **MARGIE COOKSEY, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102, on the Plan of Cedarwood Courtyard Homes, as shown on plat of record in Plat Book 5200, Pages 60-61, in the Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more particular description.

Being the same property conveyed to Charles N. Vandeventer, Sr., and wife Sadie B. Vandeventer, by Warranty Deed, from Jean L. Keys, recorded 08/27/96, in Book 10168, Page 480, Register's Office of Davidson County, Tennessee. The said Charles N. Vandeventer, Sr. having since died leaving Sadie B. Vandeventer. as owner of fee simple title as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown on the subdivision plat of record in Plat Book 5200, page 60-61; restrictive covenants of record in Book 5302, page 546 and in Book 5495, page 661; to By-Laws of record in Book 5307, page 231; to Homeowner's Association Charter of record in Book 5307, page 226; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 102 Cedarwood Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 20th day of October, 2004.

Sadie B Vandeventer

SADIE B. VANDEVENTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sadie B. Vandeventer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of October, 2004.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006