Davidson County DEEDWARR
Recvd: 11/02/04 14:37 2pgs
Fees:13.00 Taxes:1276.50
20041102-0132005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Blair Lynch
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of October, 2004.

Notary Public

My Commission Expires: 3-10-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Cook and Jennifer Cook
415 Bushnell Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Union Planters Bank, N.A.
401 Union Street
Nashville, TN 37219

MAP-PARCEL NUMBERS:
083-10-0-122.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deirdre Reaves, and husband, and Giles Reaves** hereinafter referred to as Grantors, hereby transfers and conveys to **James Cook and wife, Jennifer Cook** hereinafter referred to as 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 Nos. 45,46,47,48,49, and 50 on the Map of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Deirdre Reaves and husband, Giles Reaves by Warranty Deed from Mohammad Goshayeshi, unmarried, of record in Book 11599, page 99, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

656188

The Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 415 Bushnell Street, Nashville, Tennessee 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of October, 2004.

Deidre Reaves

XXXXXXXXXXXXX Deirdre Reaves

Giles Reaves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deidre Reaves, and husband, and Giles Reaves, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2004.

Notary Public

My Commission Expires: 11/2/07

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

11513-BP