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

WARRANTY DEED

B-CBB-04-0321

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/24/05

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Obedala	New owner (NAME)	
321 Oriel Avenue (ADDRESS)	5509 Hilview (ADDRESS)	119-1-365
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

F.C.F.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEAN COOK SANFORD AND FRANCES COOK FAMBROUGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID OBEDALA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 95 and the easterly 17 feet of Lot No. 96 on the plan of Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subdivision, of record in Book 332, page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Said parts of Lots Nos. 95 and 96 front together 50 feet on the southerly side of Oriel Street and run back between paraallel lines 150 feet to an alley.

Being the same property conveyed to John Cook and wife, Lizzie Cook, by Deed from S. P. Holt and wife, Thelma Mai Holt, dated February 26, 1949, of record in Book 1712, page 578, Register's Office for Davidson County, Tennessee. Said John Cook having predeceased Lizzie Cook. Said Lizzie Cook bequethed said property to Jean Cook Sanford and Francis Cook Fambrough by Last Will and Testament recorded simultaneously herewith in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 321 Oriel Avenue, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 22nd day of October, 2004.

Jean Cook Sanford
Jean Cook Sanford

Frances Cook Fambrough
Francis Cook Fambrough

Davidson County DEEDWARR
Recvd: 11/09/04 10:58 5pgs
Fees:28.00 Taxes:231.25

20041109-0134981

TAI

STATE OF Tennessee
COUNTY OF Davidson

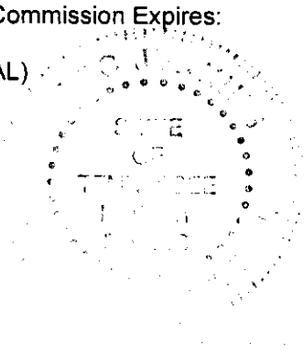
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean Cook Sanford and Francis Cook Fambrough, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 22nd day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Last Will and Testament

OF

LIZZIE V. COOK

I, LIZZIE V. COOK, of 321 Oriel Street, Nashville, Tennessee 37211, do hereby make, publish and declare this to be my Last Will and Testament, hereby expressly revoking all wills and codicils heretofore made by me.

ARTICLE I

I bequeath my tangible personal property, including all insurance policies thereon, as follows:

(a) To my husband, John E. Cook; or, if he fails to survive me,

(b) To my daughter, Francis Cook Fambrough, I bequeath the Ingram Eight Day Clock.

ARTICLE II

I devise and bequeath all the rest, residue and remainder of my estate as follows:

(a) To my husband, John E. Cook; but if he fails to survive me,

(b) I direct that all of such rest, residue and remainder be divided equally between my daughters, Jean Cook Sanford and Francis Cook Fambrough, provided they both survive me.

(c) If my daughter, Francis Cook Fambrough, fails to survive me, I direct that all of such rest, residue and remainder of my estate shall go to my daughter, Jean Cook Sanford.

(d) If my daughter, Jean Cook Sanford, fails to survive me, I direct that such rest, residue and remainder of my estate be divided into two equal shares and I dispose of such shares as follows:

(1) One of such shares shall be paid over and distributed to Francis Cook Fambrough, and

(2) One of such shares shall be paid over and distributed to the issue, per stirpes, of Jean Cook Sanford, surviving at my death.

(e) If both my daughters, Jean Cook Sanford and Francis Cook Fambrough, fail to survive me, I direct that such rest, residue and remainder be divided, paid over and distributed among my grandsons, Lynn Sanford, Charles Sanford and John R. Sanford, or such of them that survive me.

ARTICLE III

(a) I nominate my daughter, Jean Cook Sanford, as the Executrix of this my Last Will and Testament, to serve in that capacity in conjunction with my daughter, Francis Cook Fambrough, as Co-Executrix. In the event that either should not qualify or complete the administration of my estate, I nominate the other as my sole Executrix.

(b) If both my daughters, Jean Cook Sanford and Francis Cook Fambrough, fail to survive me, I nominate Lynn Sanford, my grandson, as my Executor.

ARTICLE IV

(a) Any person who fails to survive me by one hundred twenty (120) hours shall be deemed to have predeceased me for purposes of succession to property under this will.

(b) Any taxes imposed under the laws of any jurisdiction by reason of my death, by whatever name called, upon or with respect to any property included in my estate for the purpose of such taxes, whether such property passes under or outside this will, shall be paid out of my estate without apportionment.

(c) The expenses of my last illness, the expenses of my funeral (including the purchase and erection of a suitable monument or maker at my grave), shall be paid out of my estate.

(d) My Co-Executrixes shall have the power to pay my judicially enforceable debts and the administrative expenses of my estate as soon after my death as may be convenient and to pay or deliver any legacy or bequest to any beneficiary without waiting any time that may be prescribed by law.

(e) My Co-Executrixes, Executrix or Executor named in Article III, herein, shall qualify and serve without bond.

SIGNED this the 30 day of May, 1979.

Lizzie V. Cook
LIZZIE V. COOK, TESTATRIX

Signed, sealed, published and declared by the Testatrix, LIZZIE V. COOK, as and to be her Last Will and Testament, in the presence of all of us at one and the same time, and we at her request and in her presence, and in the presence of each other, have hereunto subscribed our names as attesting witnesses to the performance of the aforesaid act of execution on the date hereinabove set out.

WITNESS

ADDRESS

WITNESS

ADDRESS