Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/05 13:48 2 pgs
Fees:13.00 Taxes:2775.00

20050106-0002355

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

G#17603-1

The actual consideration or value, whichever is greater, for this transfer is **$750,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles W. Cook and Margaret L. Blank-Cook	**Home Mortgage, Inc.**	**MAP 117-10-0, PARCEL 070.00**
3646 Knollwood Road	**256 Seaboard Ln, #C101**	
Nashville, TN 37215	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lee Ann Hawkins, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles W. Cook and Margaret L. Blank-Cook, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5 of Block No. 3 on the Plan of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles W. Hawkins, III, and wife, Lee Ann Hawkins, by Trustee's Deed from Geo H. Armistead, Jr., Trustee, of record in Book 3991, Page 602, Register's Office for Davidson County, Tennessee. And being further conveyed to Lee Ann Hawkins, by Quitclaim Deed from Charles H. Hawkins, III, of record in Book 10467, Page 284, Register's Office for Davidson County, Tennessee. The said Charles W. Hawkins, III, is now deceased.

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 been prorated and paid by the Grantor herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **3646 Knollwood Road, Nashville, TN 37215** .

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 we do covenant with the said GRANTEES 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 convenant and bind ourselves, our 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/our hand(s) this **28th** day of **December, 2004.**

Lee Ann Hawkins

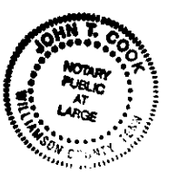
Lee Ann Hawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lee Ann Hawkins,** the bargainor, 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 official seal at Nashville, Tennessee, this **28th** day of **December, 2004.**

Notary Public



My Commission Expires: 4/10/05