40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/10/05 15:53 2 pgs
Fees:13.00 Taxes:832.50
20050110-0003785

ADDRESS NEW OWNER:

Steven Edwin Crook
211 Bowling Avenue
Nashville TN 37205

SEND TAX BILL:

New Owner

MORTGAGEE:
Tarkington Property Company
1705 Division Street
Nashville, TN 37203

MAP AND PARCEL:
MAP 104-9
PARCEL 239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tarkington Property Company, a partnership composed of Ray E. Tarkington and J. Fred Tarkington, Jr.**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Steven Edwin Crook**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in the 26th Ward of the City of Nashville, Davidson County, Tennessee, being the northerly 26-1/2 feet of the southerly 75 feet of Lot 2, Block "J" on the Plan of Whitland Realty Company's Subdivision, as of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said part of Lot No. 2 fronts 62-1/2 feet on the westerly side of Bowling, formerly Whitland Avenue, and extends back between parallel lines 180 feet to a dead line.
>
> Being the same property conveyed to Tarkington Property Company, a partnership composed of Ray E. Tarkington and J. Fred Tarkington, Jr., by Quitclaim Deed from Ray E. Tarkington and J. Fred Tarkington, dated July 16, 1984, of record in Book 6338, page 635, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 207 Bowling Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 10th day of January, 2005.

Tarkington Property Company,
a Tennessee general partnership

BY: _____
Ray E. Tarkington, Partner

BY: _____
J. Fred Tarkington, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ray E. Tarkington and J. Fred Tarkington, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of Tarkington Property Company, the within named bargainor, a Tennessee general partnership, and that they as such Partners executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as such Partners.

Witness my hand and official seal this 10TH day of January, 2005.

_____
Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 10th day of January, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007