THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 01/28/05 11:40 2 pgs
Fees:13.00 Taxes:568.32
20050128-0010549

Tax Map: 95-5/86

The actual consideration or value, whichever is greater, for this transfer is $153,600.00

Affiant

Subscribed and sworn to before me this the 25th day of January, 2005.

My Commission Expires: 3-26-05

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Paul E. Cook
(Name)
2713 Greystone Road
(Street Address)
Nashville, TN 37204-2812

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JAMES FRANKLIN SCALF, III, married,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **PAUL E. COOK, unmarried** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 55 on the Plan of Creekside Heights a Plat of which is recorded in Book 2663, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 125 feet on the Easterly side of Lisa Lane and runs back 210.55 feet on the Northerly line and 140.95 feet on the Southerly line to a dead line measuring 144.8 feet thereon.

Being the same property conveyed to James Franklin Scalf, III by deed of record in Book 5834, page 339, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 263 – 265 Lisa Lane, Nashville, TN 37210.

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 prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor"

does covenant with the said "Grantee" that he is lawfully seized and possessed of said land 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 himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 25th day of January, 2005.

James Franklin Scalf, III

Romayne L. Scalf*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **James Franklin Scalf, III and Romayne L. Scalf, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 25th day of January, 2005.

Notary Public

LINDA F. BURDETTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3-26-05

*Romayne L. Scalf, spouse of James Franklin Scalf, III, joins in this Warranty Deed for the purpose of releasing all marital interests she may have, if any, in and to the subject real property as herein provided, all of which marital rights she hereby waives.

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