20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/05 15:53 2 pgs
Fees:13.00 Taxes:238.65

20050211-0016181

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Justin Prince
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 2005

DANIEL L. AHOLT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 201, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Prince (NAME)	SAME AS NEW OWNER (NAME)	MAP 061-16
1305 Riverwood Drive (ADDRESS)	(ADDRESS)	PARCEL 075.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Huguette S. Cook, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin Prince, unmarried

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, Tennseess, being Lot No. 6 of Block "B" on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tenessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William L. Cook and wife, Huguette S. Cook by Warranty Deed from Tom Brown Alexander and wife, Velda Rucker Alexander of record in Book 4053, page 703, Register's Office for Davidson County, TN (William L. Cook having since died)

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Gary W. Temple executes this Instrument as Attorney-in-Fact on behalf of Huguette S. Cook Pursuant to a Power of Attorney of record at Instrument No. 20040303-0023894, Register's Office for Davidson County, Tennessee.

Huguette S. Cook and Huguette Cook being one in the same person.

unimproved ( )
This is improved (X) property, known as 1306 Cardinal Avenue, Nashville, TN 37216
(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 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 covenant 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.

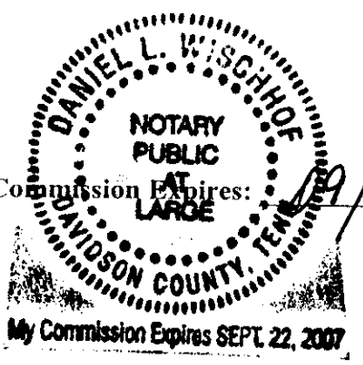
Witness my hand this 10th day of February, 2005

Huguette S. Cook
By: Huguette S. Cook
Gary W. Temple, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of February, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary W. Temple, to me known to be the person who executed the foregoing instrument on behalf of Huguette S. Cook, and acknowledged that he executed the same as the free act and deed of the said Huguette S. Cook.

Witness my hand and seal at Nashville **, Tennessee, this the 10th day of February, 2005.**



Notary Public

My Commission Expires: 9/22/07