WARRANTY DEED

HEMMRICH-H05041

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hank Hemmrich	New Owner	62-2-A-303
(NAME)	(NAME)	
3289 Cain Harbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GREG A. COOK AND WIFE, TIFFANY COOK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HANK HEMMRICH, unmarried 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 Lot No. 268 on the Plan of River Trace Estates, Phase 2, Section 6, of record in Instrument Number 200106050058138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Greg A. Cook and wife, Tiffany Cook by Warranty Deed from Capitol Homes, Inc. of record in Instrument 20020401-0038816, recorded on April 1, 2002, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3289 Cain Harbor Drive, Nashville, Tennessee 37214
(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/our hand(s) this 16th day of March, 2005.

Greg A. Cook

Greg A. Cook

Tiffany Cook

Tiffany Cook

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, Allison Egan, a Notary Public in and for said County and State, the within named Greg A. Cook and wife, Tiffany Cook, the bargainor(s), 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2005.

My Commission Expires:
09/08/07

ALLISON M. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Allison Egan

Notary Public

Davidson County DEEDWARR
Recvd: 03/22/05 14:06 1 pgs
Fees:13.00 Taxes:584.23

20050322-0031251