Dav. Co. FIle Box 14-A
jtc file no. 17731-1

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,050,000.00** Affiant Subscribed and sworn to before me, this the 29th day of March, 2005 Notary Public My commission expires: 3/25/06 (AFFIX SEAL)

DEBORAH H. BERNE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dan W. Cook	NEW OWNER	**104-05-295.00**
3622 Central Avenue		
Nashville, TN 37205		

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

George Degerberg and wife, Virginia Degerberg

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

Dan W. Cook and Brenda L. 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 244 on the plan of Richland Realty Company's Second Subdivision, Division "B" of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot fronts 50 feet on the northerly side of Central Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to George Degerberg, a married man by deed from Frederick V. Evans, an unmarried man of record in Instrument No. 20030730-0107229, Register's Office for Davidson County, Tennessee.

Virginia Degerberg hereby joins in this conveyance to relinquish any right, title or interest, marital or otherwise, she may have as spouse of George Degerberg in the subject property.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3622 Central Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 29th day of March, 2005.

George Degerberg

Virginia Degerberg

Virginia Degerberg

Davidson County DEEDWARR
Recvd: 03/30/05 13:26 2 pgs
Fees:13.00 Taxes:3885.00

20050330-0034575

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **George Degerberg and Virginia Degerberg**, the bargainor(s) 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, at office, this **29th** day of **March, 2005.**

E. Manning
Notary Public

My Commission Expires: 11-25-06

