Davidson County DEEDWARR
Recvd: 04/20/05 15:03 3 pgs
Fees:18.00 Taxes:2027.60

20050420-0044113

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $548,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2005. Notary Public My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Thomas H. Carr and Denise F. Carr 3613 Central Avenue Nashville, TN 37205	Send Tax Bills To: Same	Map-Parcel Number: 104-05-0 300.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES W. COOK, III AND WIFE, MARGARET LAWRENCE BLANK**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THOMAS H. CARR AND WIFE, DENISE F. CARR**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 and the westerly 10 feet of Lot No. 134 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, said Register's Office.

Said Lot No. 136 and part of Lot No. 134 front together 60 feet on the southerly side of Central Avenue, and run back between parallel lines 192.5 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to Charles W. Cook, III and wife, Margaret Lawrence Blank, by deed from John A. Deane and wife, Natasha G. Deane, of record in Book 10397, page 325, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

This is improved property known as 3613 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of March, 2005.

Charles W. Cook, III

Margaret Lawrence Blank

By: _____
Charles W. Cook, III, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES W. COOK, III,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2005.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES W. COOK, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of March, 2005.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

My C... ...21, 2007

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007