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Davidson County DEEDWARR
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WARRANTY DEED

LYNN GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,450.00
Willie Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2005
Lynn Gray
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie B. Cook (NAME)	New Owner (NAME)	Map 148-2
201 Margo Lane (ADDRESS)	(ADDRESS)	Parcel 9
Nashville TN 37211 (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, Ralph L. Peebles and wife, Lela P. Peebles

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

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:

BEING all of LOT 116, SECTION FOUR, HAYWOOD ACRES according to plat and survey of record in Plat Book 2900-93 of the Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for more complete details of location and description of said lot.

Said Lot 116 fronts 95.67 feet on the east side of Margo Lane and runs back between lines 212.02 feet on the north line and 221.6 feet on the south line to a dead line in the rear which is a broken line, on which it measures 96.1 feet.

BEING that same property conveyed to Ralph L. Peebles and wife, Lela P. Peebles by deed from James D. Chennault and wife, Clata A. Chennault of record in Book 4230, Page 650 of the Register's Office for Davidson County, Tennessee

This conveyance is made subject to Restrictive Covenants appearing in instrument of record in Book 3075, page 160, Register's Office for Davidson County, Tennessee; to Sewer Easement of record in Book 6391, page 471 and Book 6740, page 970, said Register's Office and to minimum building setback line, public utility and drainage easement and all other matters shown on plat of record in Plat Book 2900-93 said Register's Office.

unimproved ( )
This is improved (X) property, known as 201 Margo Lane, Nashville, TN 37211
(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 our hand s this 28th day of April, 2005

Ralph L. Peebles

Ralph L. Peebles

Lela P. Peebles

Lela P. Peebles

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph L. Peebles and wife, Lela P. Peebles

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 and official seal at Murfreesboro, Tennessee, this 28th day of April, 2005.

Commission expires 10/14/05

Notary Public

THOMAS J. RAINES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public