THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
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20050531-0061123

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 74-16/165

The actual consideration or value, whichever is greater, for this transfer is $164,900.00

Affiant

Subscribed and sworn to before me this the 27 day of May, 2005.

My Commission Expires: 3.21.09

Notary Public

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Angel L. Bermudez
(Name)
P.O. Box 662
(Street Address)
Hermitage, TN 37076

SEND TAXBILLS TO:

American Brokers Conduit
(Name)
538 Broadhollow Road
(Street Address)
Melville, NY 11747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PAUL E. COOK, unmarried,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **ANGEL L. BERMUDEZ AND SUSAN D. BERMUDEZ, husband and wife,** as joint tenants with rights of survivorship, hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 44, Stone River Estates, Section 1, as shown by plat of record in Plat Book 2900, page 139, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul E. Cook by Deed recorded on May 10, 2005 and of record in Instrument No. 20050510-0052904, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 2019 Hickory Hill Lane, Hermitage, TN 37076.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and

"Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 27 day of May, 2005.

Paul E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that his executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 27 day of May, 2005.

Notary Public

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 3.21.09

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