REALTY TITLE IS
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 09/20/05 10:24 2 pgs
Fees:13.00 Taxes:791.80
20050920-0112844

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **44122**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$214,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STEVEN L. DELANY et ux	American Mortgage Express	**98-13-D-4**
5029 Megan Drive	136 Gather Drive	**GSD 2697**
Hermitage, TN 37076	Mt. Laurel, NJ 08054	

FOR AND IN 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, WARREN L. COOKSEY and wife, KIMBERLY S. COOKSEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN J. DELANY and wife, LINDA L. DELANY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

BEING Lot No. 4 on the Plan of Windsong Subdivision, as shown by plat of record in Instrument Number 20001220115313, 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 Warren L. Cooksey and wife, Kimberly S. Cooksey by deed from The McCulloch Co. LLC, of record in Instrument Number 20011015-0111997, Register's Office for Davidson County, Tennessee.

This is improved property known as **5029 Megan Drive, Hermitage, Tennessee 37076**

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 HANDS THIS 16TH DAY OF SEPTEMBER, 2005.

Warren L. Cooksey
WARREN L. COOKSEY

Kimberly S. Cooksey
KIMBERLY S. COOKSEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WARREN L. COOKSEY and wife, KIMBERLY S. COOKSEY, the bargainors, 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 Nashville, Tennessee, on this 16TH day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006