Davidson County DEEDWARR
Recvd: 09/27/05 12:12 2 pgs
Fees:13.00 Taxes:962.00

20050927-0115918

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Pamela Jo Gates
Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

P-JJ-05-1929

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennestate Enterprises, Inc.	Billy J. Cook and	
1929 Lebanon Road	(NAME) 400 Woodlawn Dr.	95-9-45
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLY COOK AND RUTH COOK CARSON AND CHRISTINE COOK GRAGSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TENNESTATE ENTERPRISES, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of an unnumbered tract shown on the Map of W. E. Quin, Jr.'s Lebanon Road Subdivision, in the 3rd Civil District of Davidson County, Tennessee, as shown on the plan of record in Book 1424, page 11, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Lebanon Pike at the northwest corner of the property conveyed to Edwin E. Bitner and wife, by deed of record in Book 1714, page 527, said Register's Office, said point being likewise 302.6 feet west of the northwest corner of Lot No. 1 of said Quin Subdivision; thence with the margin of said Pike south 48 deg. 20 min. west 100 feet to Mrs. E. A. Spurr's northeast corner; thence with her east line south 30 deg. 30 min. east 1107 feet to the center line of Mill Creek; thence down said creek north 85 deg. East 215 feet to a point at the southwest corner of a tract of 7.93 acres marked "Joe White" shown on said plan; thence with White's westerly line north 30 deg. 30 min. west 884 feet to Bitner's southeast corner; thence with his line as follows: south 48 deg. 20 min. west 100 feet and north 30 deg. 30 min. west 350 feet to the beginning.

Being the same property conveyed to Valter S. Cook and wife, Pearl Hale Cook, of record in Book 1881, page 177, said Register's Office, the said Valter S. Cook having predeceased Pearl Hale Cook and the said Pearl Hale Cook having since died. Affidavit of Heirship filed of record in Inst. No. 20050921-0115917 shows heirs of Billy Cook, Ruth Cook Carson, Christine Cook Gragson and Vena C. Agee. Vena C. Agee previously conveyed her interest in above property to Billy Cook, Ruth Cook Carson and Christine Cook Gragson by quitclaim deed of record in Book 9465, page 871, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1929 Lebanon Road, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 23rd day of September, 2005.

Billy Cook

Billy Cook

Ruth Cook Carson

Ruth Cook Carson

Christine Cook Gragson

Christine Cook Gragson

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Billy Cook, Ruth Cook Carson, and Christine Cook Gragson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand ~~and official~~ seal, this the 23rd day of September, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959