WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/05 10:34 2 pg:
Fees:13.00 Taxes:388.50

20050928-0116335

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4677

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Bates	Long Beach Mortgage Company	050-14-0-257.00
(NAME)	(NAME)	
3221 Moorewood Dr.	320 Interstate North Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Atlanta, GA 30339	
(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, James H. Cook, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Bates and wife, Dianne Bates, 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 Lot No. 248 on the Plan of Section Two Parkwood Estates as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Wade et ux Wilma Wade by Warranty Deed from James C. Deloach Et Ux Marva J. Deloach of record in Book 6140, Page 118, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Wilma Dean Coleman Wade by Final Decree from James R. Everett, Jr., Judge of the Probate Court for Davidson County, Tennessee upon the Complaint of Absolute Divorce from Richard William Wade, dated October 29, 1987, of record in Book 8196, Page 1, said Register's Office. Said property conveyed to Wells Fargo Bank of Minnesota, N.A. as Trustee for Southern Pacific Secured Assets Corporation, Mortgage loan asset-backed pass through certificates, series 1998-1 by Trustee's Deed dated November 5, 2004, of record in Instrument No. 20041112-0136342, said Register's Office. Said property being further conveyed to James H. Cook by Special Warranty Deed from Wells Fargo Bank of Minnesota, as Trustee for Southern Pacific Secured Assets Corporation, Mortgage loan asset-backed pass through certificates, series 1998-1, dated May 25, 2005, of record in Instrument No. 20050713-0081348, Register's Office for Davidson County, Tennessee.

The grantor does hereby warrant, covenant and certify that the subject property is not his homestead as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3221 Moorewood Dr., Nashville, TN 37207

(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 my hand this 14th day of September, 2005.

James H. Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Cook the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of September, 2005.

Commission expires: 1/16/08

Notary Public

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027