WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~01/27/07~~ 3/3/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marvin Cook	NEW OWNER	Map 50
P.O. Box 148761		Group 10-0-A
Nashville, TN 37214		Parcel 8.00 CO

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

Sharon C. Jones

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Marvin Cook, unmarried
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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: being Unit No. 8, Lot No. 32, in a Horizontal Property Regime, as shown on the Condominium Site Plan of Phase 1, Lots 2-7, 29-34, Section One, Chesapeake Homes, as of record in Plat Book 5800, Page 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Terrence C. Flanagan by deed from Natalie J. Woods Shye, unmarried, of record in Book 10155, Page 62, said Register's Office. The said Terrence C. Flanagan now being deceased. The said Terrence C. Flanagan conveyed his interest in said property to Sharon C. Jones by Quitclaim Deed dated April 13, 2005, of record in Instrument 20051003-0118557 said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 165, said Register's Office; (3) Right-of-Way Easement to Metropolitan Government of record in Book 7704, Page 374, said Register's Office; (4) General Development Plan of record in Book 6072, Page 247, said Register's Office.

Terrence C. Flanagan and Terrence Cheatham Flanagan being one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3518 Chesapeake Dr., Nashville, TN 37207

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 30th day of September, 2005.

Sharon C. Jones

Davidson County DEEDWARR
Recvd: 10/03/05 14:00 2 pgs
Fees:13.00 Taxes:162.80

20051003-0118558

FILE BOX 45

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 Sharon C. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2005.

My Commission Expires: ~~04/27/07~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45