WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/06 11:24 2 pgs
Fees:13.00 Taxes:466.20
20060418-0044109

LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William I. Stinson	same	084-01-0-108.00
(NAME)	(Address)	
820 Roseview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 AND WIFE, ESSIE M. COOK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM I. STINSON**, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Rose Estates, Section I, as of record in Book 3600, Page 37, Register's Office for said County, as follows:

Said Lot No. 48 fronts 78.79 feet on the Westerly side of Roseview Drive, and extends back 137.96 feet on the Northerly line and 123.62 feet on the Southerly line, to a dead line in the rear on which it measures 96.52 feet.

Being the same property conveyed to James H. Cook and wife, Essie M. Cook by deed from LaSalle National Bank, as Trustee for the Certificate Holder of the Mortgage Pass-Through Certificates 1997-R1 of record in Instrument # 20040809-0095638, dated July 21, 2004 and filed for record on August 9, 2004, Register's Office for Davidson County.

unimproved ☐
This is ☒ property,
improved ☐ known as

820 Roseview Dr., Nashville, TN 37206

(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.

James H. Cook

Essie Cook

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James H. Cook and wife, Essie Cook**, with whom I am personally acquainted and who upon their oath acknowledged themselves to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of April, 2006.

Commission expires:

Notary Public

DE LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009