Davidson County DEEDWARR
Recvd: 05/02/06 15:05 2 pgs
Fees:13.00 Taxes:90.65
20060502-0050636

File #_____

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Latwaun D. Cook	(NEW OWNER)	Map 148-
PO Box 1011		Parcel 136
Antioch, TN 37011		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dodson Batson Waller, married** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Latwaun D. Cook, married,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 7, 8 & 9, on the Plan of Jos. Mullen's Subdivision of Lots 6, 7,8 & 9 of the A.P. Grinstead Antioch Subdivision, of record in Book161, page 63, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dodson Batson Waller by warranty deed from Jack Miller Batson, Trustee of the Dodson Family Trust dated June 10, 1999 of record in Book 11529, page 361, said Register's Office.

This property is not the personal, marital or primary residence of Grantor or his spouse.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Any and all matters appearing of record in Plat Book 161, Page 63, said Register's Office.**

This is unimproved property commonly known as **0 Payne Road, Antioch, TN 37013.**

FILE BOX 45

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $24,500.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2006

Notary public:

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **28th** day of **April, 2006**

Dodson Batson Waller

[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 **Dodson Batson Waller**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **28th** day of **April, 2006**.

Notary Public

My Commission Expires: March 31, 2007

FILE BOX 45