Return to: First Title and Escrow Company, Inc.
File Number 25385 Box 9b

RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/26/06 15:12 2 pgs
Fees:13.00 Taxes:6105.00

20060526-0062528

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2006.

NOTARY PUBLIC

My commission expires: 9-30-06

My Commission Expires SEPT. 30, 2009

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD W. BRASWELL et ux 2504 Tyne Boulevard Nashville, Tennessee 37215	Same as new owner	144-03-0-025.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 ($1,650,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **THOMAS W. COOK and wife, CAROLINE B. COOK,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **EDWARD W. BRASWELL and wife, ALLISON K. BRASWELL,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 of Block "B" on the Plan of Tyne Meade, Section III, of record in Book 1424, pages 12, 13 and 14, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Thomas W. Cook and wife, Caroline B. Cook by Quitclaim Deed from Cook Property Investments, LLC, of record in Instrument No. 20051114-0137622, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Book 1424, pages 12, 13 and 14; to any and all restrictive covenants of record, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 2504 Tyne Blvd., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

I, **THOMAS W. COOK III, President of COOK PROPERTY INVESTMENTS, LLC,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, that I might have in said property by virtue of a faulty notary acknowledgement in the Quitclaim Deed of record in Instrument No. 20051114-0137622, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS, this the 22nd day of May, 2006.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires SEPT 30, 2006

THOMAS W. COOK

CAROLINE B. COOK

COOK PROPERTY INVESTMENTS, LLC

BY: THOMAS W. COOK, III

TITLE: PRESIDENT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Thomas W. Cook and wife, Caroline B. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of May, 2006.

Notary Public

My commission expires: 9-30-06

STATE OF TN
COUNTY OF Davidson

On this the 22nd day of May, 2006, before me, appeared Thomas W. Cook, III, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cook Property Investments, LLC, a limited liability company, and that said instrument was signed in behalf of said limited liability company, and said Thomas W. Cook, III acknowledged said instrument to be the free act and deed of said limited liability company.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires SEPT 30, 2006

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9-30-06