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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF April, 2006.

NOTARY PUBLIC

My commission expires: 11.14.09

Davidson County DEEDWARR
Recvd: 06/14/06 11:02 2 pgs
Fees:13.00 Taxes:388.50
20060614-0070758

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC
8115 ISABELLA LANE, STE 5, BRENTWOOD, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilda Yoders 1136 Brittany Park Lane Antioch,TN 37013	New Owners	162-12-0A-070.00

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($105,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **James Louis Cook and Ilde L Cook husband and wife.** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **Wilda Yoders** 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. 70 on the Plan of Brittany Park, Phase II, of record in Plat book 9700, page 796, Register's Office for Davidson County, Tennessee to which plan reference is hereby made fora more complete description thereof.

This conveyance is subject to the following: Restrcitions of record in Book 10016, page 870, amended in Book 10772, page 988, annexed by Book 11398, page 4, and Book 10772, page 988; Agreement of record in Book 9938, page 753; Deeds of record in Book 10021, page 60 and Book 10789, page 173; Boundary Plat of record in Plat Book 7900, page 998; Plan of record in Book 9700, page 796; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Louis Cook, married, by Deed from Carlton Enterprises, Inc., dated 12-20-99, of record in Instrument Number 199912230306720, in the Register's Office for ~~{{County}}~~ Davidson County, Tennessee.

This is improved property known as 1136 Brittany Park Lane Antioch, TN 37013

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 2005 property taxes, which taxes are being paid at closing.

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.

WITNESS MY HAND THIS 5TH DAY OF April, 2006

James Louis Cook

BY: J.C. James Louis Cook

Ilde L Cook

By: Ilde L. Cook

STATE OF TENNESSEE Davidson COUNTY OF

On this the 5TH day of April, 2006, before me, appeared James Louis Cook and Ilde L Cook ,To me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) he acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal, this the 5th day of April, 2006.

DAVID HEYBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 11.14.09