THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25990-10-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00 Affiant Subscribed and sworn to before me this 30th day of October, 2006. Notary Public My Commission Expires: 11/24/08 TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/24/2007

WARRANTY DEED

Address New Owner: Christopher M. Kerney 2107 32nd Avenue Nashville, TN 37212	**Send Tax Bills To:** New Owners	**Tax Information:** Map&Parcel No.104-100-259.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Cook, Jr. and wife, Judith E. Cook**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher M. Kerney, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2107 32nd Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2006.

Joseph C. Cook, Jr.
By Judith E. Cook as his Attorney in Fact

Judith E. Cook

Davidson County DEEDWARR
Recvd: 10/31/06 10:29 2 pg
Fees:13.00 Taxes:1406.00
20061031-0134917

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Judith E. 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, at office, this 30th day of October, 2006.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 25, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared **Judith E. Cook** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Joseph C. Cook, Jr.** as his Attorney-In-Fact, and as the free act and deed of the within named **Joseph C. Cook, Jr.**

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of October, 2006.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 25, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5A on the Zone Lot Division of Westview, of record in Plat Book 6250, page 69, Register's Office for Davidson County, Tennessee, and being the southerly Unit of Lot 5, on the Plan of the first Revision of Westview, as of record in Plat Book 5800, page 393, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph C. Cook, Jr. and wife, Judith E. Cook by Deed dated June 14, 2002 from S. Fleming Wilt of record in Instrument No. 20020701-0078903, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 1759, page 605, and Book 1914, page 528, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Westview Park, of record in Book 6271, page 385, amended in Book 7046, page 560, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 5800, page 393, amended in Plat Book 6250, page 69, Register's Office for Davidson County, Tennessee.
5. Easement for driveway purposes of record in Book 6354, page 91, Register's Office for Davidson County, Tennessee.