RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 01/25/07 14:04 2 pgs Fees:13.00 Taxes:740.00 20070125-0010462

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008520

MAP - PARCEL NO:
108 120
219.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
~~Same~~	Wallace M. Cook 3252 E Lake Drive Nashville, TN 37214	Indymac Bank, FSB

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REALTY VENTURES PROPERTIES, LLC**, has bargained and sold and by these presents do transfer and convey unto **WALLACE MONROE COOK**, his heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Trailwood Subdivision, Section 5, of record in Plat Book 6900, page(s) 477-479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to REALTY VENTURES PROPERTIES, LLC, by deed from DONALD JONES AND WIFE, DEMETRIUS P. JONES, of record as Instrument No. 20061023-0130835, dated October 3, 2006, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. Restrictive Covenants of record in Book 8078, page 521, Register's Office for Davidson County, Tennessee.
3. All matters as shown on the Plan of TRAILWOOD SUBDIVISION SEC 5, of TRAILWOOD SUBDIVISION SEC 5record in Plat Book 6900, pages 477-479, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this the 23rd day January, 2007.

REALTY VENTURES PROPERTIES, LLC

By: _____
KEVIN BRYCE KING, Managing Member

By: _____
STEVAN MILLER ARMSTRONG, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **KEVIN BRYCE KING and STEVAN MILLER ARMSTRONG** and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Managing Members of **REALTY VENTURES PROPERTIES, LLC**, the within named bargainor, a limited liability company, and that they as such **Managing Members**, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as **Managing Members,** respectively.

WITNESS my hand and seal, at office, on this the 23rd day January, 2007.

My Commission Expires:
3-14-2010

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$200,000.00**.

Affiant

SWORN TO and subscribed before me on this 23rd day January, 2007.

My Commission Expires:
3-14-2010

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public