PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/15/07 10:53 2 pg
Fees:13.00 Taxes:932.03
20070215-0019294

W & I Ref:(dm) Title No: 48359
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sandra D. Ray 6097 Woodland Hills Drive Nashville, Tennessee 37211	same

TAX MAP-PARCEL NUMBERS: 086040B06600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$251,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul H. Cooke and spouse, Susan M. Cooke**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Sandra D. Ray** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Three, Sunset Oaks, of record in Book 9700, page 198, Register's Office for said County.

Said Lot No. 21 fronts 35.00 feet on the southwesterly margin of Tulip Grove Lane and extends back 131.54 feet on the broken northwesterly line and 198.57 feet on the broken southeasterly line to a broken line in the rear, measuring 85.96 feet thereon.

Being the same property conveyed to Paul H. Cooke and wife, Susan M. Cooke by deed from Frank Batson, Inc. of record in Book 10804, page 303, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 198, said Register's Office, which Plan shows a 20 foot minimum building setback line from Tulip Grove Lane together with a building envelope, and a 20 foot easement for public utility purposes along the front line of said lot; Subject to a Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 10360, page 311, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9082, page 567, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4964 Tulip Grove Lane, Hermitage, Tennessee 37076

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of January, 2007.

Paul H. Cooke

Susan M. Cooke

State of TENNESSEE
County of DAVIDSON

On this 13th day of January, 2007, before me the undersigned authority, personally appeared Paul H. Cooke and Susan M. Cooke, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $251,900.00.

Affiant

Sworn and subscribed before me this the 14th day of January, 2007.

Notary Public

My Commission Expires: 5-22-10

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.