WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF February, 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010 (AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Wilson McCulloch (NAME)	America's Wholesale Lender (NAME)	MAP 43-5
711 Delaware Avenue (ADDRESS)	100 Mallard Creek Road, Ste 260 (ADDRESS)	PARCEL 236
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Louisville, KY 40207 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald L. Cook and wife, Mary L. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie Wilson McCulloch

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the north 90 feet of Lot No. 18 of Block "B" on the map of Cedarcrest Estates, as of record in Book 974, Page 15, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 90 feet on the west side of Delaware Avenue and runs back between parallel lines and along the south margin of Roosevelt Street, 191.5 feet to a dead line in the rear.

Being the same property conveyed to Donald L. Cook and wife, Mary L. Cook by Warranty Deed from Homer C. Scott and wife, Eva P. Scott recorded June 29, 1993 in Book 8997, Page 96, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THE Plan of Cedarcrest Estates, Block "B", of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

Davidson County DEEDWARR
Recvd: 03/01/07 11:08 2 pgs
Fees:13.00 Taxes:357.05
20070301-0025339

unimproved ( )
This is improved (X) property, known as 711 Delaware Avenue, Madison, Tn 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of February, 2007

Donald L. Cook
Donald L. Cook

Mary L. Cook
Mary L. Cook

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~XXXXXXX~~ Rockdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald L. Cook and wife, Mary L. Cook

the bargainor s, 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 official seal at ~~Madison~~, Tennessee, this 23rd day of February, 2010.

Commission expires ~~March 20, 2010~~ Lindsay Johnson

Notary Public

Rockdale County Georgia
April 3, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public