Davidson County DEEDWARR
Recvd: 03/22/07 09:03 3 pgs
Fees:18.00 Taxes:1498.50
20070322-0034694

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Paul E. Cook
938 Oak Valley Lane
Nashville, Tennessee 37220

SEND TAX BILL TO:
[redacted]
PAUL E. COOK
2713 GREYSTONE AVE.
NASHVILLE, TN 37204

MORTGAGEE:
Countrywide Home Loans, Inc.
4500 Park Granada MSN# SVB-314
Calabasas, CA 91302-1613

MAP 132-13
GROUP
PARCEL 48.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Deborah Jane York Martin, Individually and as the Executrix of the estate of Dorothea J. Hicks, Geneva Davis Head and Ruth Davis Wakefield, the Heirs at Law of Mildred Hicks Davis, deceased, Jane Hicks York and Vicki Williams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does hereby transfer and convey unto **Paul E. Cook**, hereinafter called the GRANTEE, his 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 Lot No. 31 on the Plan of Oak Hill Valley,as of record in Plat Book 1835, page 15 and 16, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Dorothea J. Hicks by deed from Pat Choate and wife, Diane C. Choate of record in Book 4897, page 986, Register's Office for Davidson County, Tennessee. The said Dorothea J. Hicks died on October 1, 2006. See Docket 06P-1637 in the Probate Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

Deborah Jane York Martin and Deborah Martin being one and the same person.

This is **improved** property known as **938 Oak Valley Lane, Nashville, Tennessee 37220.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the **20th** day of **March, 2007.**

Deborah Jane York Martin, Individually and as Executrix of the Estate of Dorothea J. Hicks

Geneva Davis Head by Deborah Martin, Attorney in Fact

Ruth Davis Wakefield by Deborah Martin, Attorney in Fact

Jane Hicks York by Deborah Martin, Attorney in Fact

Vicki Williams by Deborah Martin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Deborah Jane York Martin, individually and as the Executrix of the Estate of Dorothea J. Hicks**, the bargainors, with 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of March, 2007.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/19/2008

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Deborah Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the she executed the within Warranty Deed for the purposes therein contained and that she further acknowledged that she is the attorney in fact for Geneva Davis Head, Ruth Davis Wakefield, Jane Hicks York and Vicki Williams and that as said Attorney in Fact she executed the said Warranty Deed for the purposes therein contained by signing the names of Geneva Davis Head, Ruth Davis Wakefield, Jane Hicks York and Vicki Williams as their free act and deed.

WITNESS my hand and official seal this 20th day of March, 2007.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $405,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2007.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/19/2008