PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 04/02/07 10:03 2 pgs
Fees:13.00 Taxes:703.00
20070402-0038735

W & I Ref:(___gj____) Title No: 48515
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adam VassGal 312 Roslyn Court Nashville, Tennessee 37221	SunTrust Mortgage PO Box 57028 IRVINE, CA 92619-7028

TAX MAP-PARCEL NUMBERS: 141070B07600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph Cook and spouse, Martha Cook**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam VassGal** 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. 74 on the Plan of the re-subdivision of Lot Nos. 73 and 74 Section Three, Somerset Farms of record in Book 8250, Page 522 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Ralph Cook and wife, Martha Cook by deed from Kristin A. Tarbell, unmarried of record in Document No. 20021223-0157925 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, Page 522, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526 rerecorded in Book 9662, page 869, 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: 312 Roslyn Court, Nashville, Tennessee 37221

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 27th day of March, 2007.

Ralph Cook

Martha Cook

State of Georgia
County of Monroe

On this 27th day of March, 2007 , before me the undersigned authority, personally appeared Ralph Cook and Martha Cook , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free[illegible]

Notary Public, Monroe County, Georgia
My Commission Expires My Commission Expires December 21, 2008

Notary

SAMANTE BOY NOTARY PUBLIC GEORGIA MONROE COUNTY

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2007

Notary Public

My Commission Expires: 1-20-09

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY