RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/17/07 12:05 2 pgs
Fees:13.00 Taxes:1526.25
20070417-0045727

ADDRESS NEW OWNER:
Jason Holleman
4209 Park Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
FirstBank
6110 Shallowford Road #2
Chattanooga, TN 37421

MAP **91-16**
GROUP
PARCEL **183**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Russell T. Cook and wife, Elizabeth Tannehill Cook,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jason Holleman and wife, Margaret Holleman**, 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 part of Block 2 on the Plan of Charlotte Park Company's First Addition, of record in Plat Book 57, page 103, Register's Office, Davidson County, Tennessee.

Said part of Block 2 begins at a point on the southern margin of Park Avenue, formerly First Avenue, 75 feet from the easterly margin of 43rd Avenue, formerly 2nd Street, running thence easterly along the southern margin of said Park Avenue 75 feet; thence at right angles southerly 150 feet to an alley; thence with said alley westwardly 75 feet; thence at right angles northwardly 150 feet to the beginning.

Being the same property conveyed to Russell T. Cook and wife, Elizabeth Tannehill Cook by deed from Russell T. Cook of record in 20030107-0002812, Register's 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.

This is **improved** property known as **4209 Park Avenue, Nashville, Tennessee 37209.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the **13th** day of **April, 2007.**

Russell T. Cook

Elizabeth Tannehill Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Russell T. Cook and wife, Elizabeth Tannehill Cook**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of April, 2007.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $412,500.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of April, 2007.

NOTARY PUBLIC

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

My Commission Expires: 03-22-2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON TENNESSEE