THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/08/07 09:01 2 pgs
Fees:13.00 Taxes:1109.63
20070508-0055062

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***299,900.00

Donnie Andrews
Affiant

Subscribed and sworn to before me this 3rd day of May, 2007.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Iris N.A. Cook
1117 Calvin Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

SAME AS OWNER

MAP & PARCEL NOS.

MAP 083-05-0
PARCEL 220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred AND 00/100 DOLLARS ($***299,900.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Donnie Andrews, married, and Mark Harrison, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Iris N.A. Cook, unmarried, (hereinafter called the "GRANTEE "), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9 of Block B on the Plan of the Subdivision of Calvin Davis' Lot, as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Donnie Andrews and Mark Harrison by deed dated November 29, 2005 from Shields Rentals, LP of record as Instrument No. 20051130-0144018 in the Register's Office for Davidson County, Tennessee.

Angie Andrews, spouse of Donnie Andrews, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 1117 Calvin Avenue Nashville, Tennessee 37206

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by the Grantee/s herein.

2. Matters, if any, shown on the plan of the Subdivision of Calvin Davis' Lot of record in Book 57 page 85, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of May 2007.

Donnie Andrews

Donnie Andrews

Mark Harrison

Mark Harrison

Angie Andrews

Angie Andrews

By: Donnie Andrews

Donnie Andrews, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnie Andrews and Mark Harrison the bargainors, 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 this 3rd day of May 2007.

Notary Public

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/30/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Donnie Andrews to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Angie Andrews, and acknowledged that he executed the same as the free act and deed of the said Angie Andrews.

WITNESS my hand and seal this 3rd day of May 2007.

Notary Public

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/30/2007