RETURN TO.

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
MJT

Davidson County DEEDWARR
Recvd: 05/23/07 09:56 2 pgs
Fees:13.00 Taxes:480.63
20070523-0061427

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070243

Send Tax Bills To:
Countrywide Home Loans, Inc.
PO Box 961206, FTWX-22
FT Worth, TX 76161

New Owner is:
Donald Cook
4917 Scotts Creek Pkwy
Hermitage, TN 37076

MAP: 075-12-0A
PARCEL: 085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew Turner, an unmarried person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald R. Cook, an unmarried person**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot 6 on the Plan of Cedar Creek, Phase Two, as shown by plat of record in Plat Book 9776, Page 431, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mathew Turner, as Sole Owner, from Regina Kopp Keys and Mark A. Keys, by Warranty Deed dated April 27, 2006 and recorded May 4, 2006, in Instrument No. 20060504-0051905, in said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MJT
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hands this 18th day of May, 2007.

GRANTOR:

Matthew T. Turner

Matthew Turner

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of May, 2007.

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $129,900.00.

Affiant

SWORN TO and subscribed before me this 18th day of May, 2007

NOTARY PUBLIC

My commission expires:

_____

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010