File Box 9B
First Title & Escrow Co., Inc.
#26636

Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Kevin Y. Alexandroni, et ux		**Map: 91-11**
1108 Wildwind Court	New Owner	
Nashville, TN 37209		**Parcel: 114.00**
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205		

Davidson County DEEDWARR
Recvd: 06/19/07 13:58 3 pgs
Fees:18.00 Taxes:647.50

20070619-0073326

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Jakie D. Cook, unmarried,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Kevin Y. Alexandroni and wife Theresa N. Alexandroni,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 1002 and the easterly 15 feet of Lot No. 1004 of Block 163, Plan No. 1 West Nashville, of record in Book 57, Page 74 and 75, Register's Office of Davidson County, Tennessee.

SAID Lot No. 1002 and part of Lot No. 1004 front together 50 feet on the southerly side of Illinois Avenue and run back between parallel lines with the westerly margin of 51st Avenue, North (formerly 10th Street), 150 feet to an alley.

BEING the same property conveyed to Jakie D. Cook by Warranty Deed from Wendell L. Smith, Jr. and Linda West as to a two-thirds undivided interest recorded the 27th day of January, 1984 in Book 6222, Page 312, in the Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Jakie D. Cook as to a one-third interest by Executor's Quitclaim Deed from Jakie D. Cook, Executor of the Estate of Beverly Ann Smith Cook, a/k/a Beverly Cook, recorded in Instrument Number 20070619 0073325, Register's Office of Davidson County, Tennessee and also being the same property conveyed to Beverly Cook by deed from Wendell L. Smith, Jr., Trustee under the Will of Wendell L. Smith, to Wendell L. Smith, Jr., Linda West and Beverly Cook, of record in Book 5722, page 305, said Register's Office, the said Beverly Cook having since died. The said Wendell L. Smith, Jr. and Linda West deeded their interest to Jakie D. Cook, by deed of record in Book 6222, page 312, said Register's Office. The Will of Beverly Ann Smith Cook was entered for probate under Docket No. 03P601, Probate Court for Davidson County Tennessee, and filed in WB 5183/1077347, said Probate Court.

This conveyance is subject to:

1. **Taxes for the year 2007 and subsequent years, a lien not yet due and payable.**
2. **Plat of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County.**

This is improved property known as 5101 Illinois Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Affiant

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Subscribed and sworn to before me this 12TH day of JUNE, **2007**

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12TH day of JUNE, 2007.

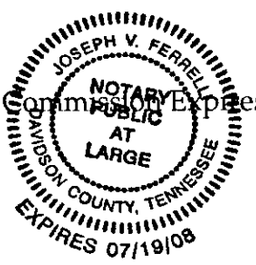
JAKE D. COOK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Jakie D. Cook to me known to the persons described in and who executed the forgoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 12TH day of JUNE, 2007.

Joseph V. Ferrelli
Notary Public



My Commission Expires: _____