BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#20647-2

The actual consideration or value, whichever is greater, for this transfer is **$1,239,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/22/07 13:08 2 pgs
Fees:13.00 Taxes:4584.30
20070622-0074862

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MATTHEW COOK and EMILY COOK	**REGIONS BANK D/B/A REGIONS MORTGAGE**	**Map 116-08-0 Parcel 127.00**
904 Estes Road	**Dept 2520 P. O. Box 2153**	
Nashville, TN 37215	**Birmingham, AL 35287-2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SUSAN THETFORD, unmarried, and MARK FENELON and wife, FRANCES FENELON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW COOK and EMILY COOK , husband and wife

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 the southerly 75 feet of Lot No. 20 on the Map of Woodmont Park Subdivision, as of record in Book 547, Page 148, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 20 fronts 75 feet on the easterly side of Estes Avenue, formerly Compton Road, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Susan Thetford and Mark Fenelon and wife, Frances Fenelon, as tenants in common, with Susan Thetford having a one-half undivided interest, and Mark Fenelon and wife, Frances Fenelon, having a one-half undivided interest, by Warranty Deed dated March 1, 2006, from John Thurman Mann and Robert Bernard Mann, as tenants in common, of record in Instrument No. 20060306-0025845, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **904 Estes Road, Nashville, TN 37215** .

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand(s) this **20th** day of **June, 2007.**

SUSAN THETFORD

MARK FENELON

FRANCES FENELON

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 **SUSAN THETFORD, unmarried, and MARK FENELON and wife, FRANCES FENELON,** 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 at Nashville, Tennessee, this **20th** day of **June, 2007.**

Notary Public

My Commission Expires: 7-21-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. LYNN PHILBIN

My Commission Expires JULY 21, 2007