Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 07/02/07 11:58 2 pgs
Fees:13.00 Taxes:614.20
20070702-0078599

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$162,000.00~~ $166,000

Affiant

Subscribed and sworn to before me this 27th day of June, 2007.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My Commission Expires 01/26/08

07-1166

Address of New Owner:	Send Tax Bills to:	Tax Information:
William David Smith	Century 21 Mortgage	75-12-B
933 Waynewood Lane	P.O. Box 5954	17.00CO
Hermitage, TN 37076	Springfield, OH 45501	

WARRANTY DEED

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 **Robin Graham Cooke, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William David Smith, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Phase One and a portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development, of record in Book 9700, Page 397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robin L. Graham, unmarried, by deed from Fox Ridge Homes, Inc., dated November 30, 1999, of record in Instrument No. 20000112-0004315, Register's Office for Davidson County, Tennessee. Robin L. Graham is now married and is now know as Robin L. Graham Cooke AKA Robin Graham Cooke.

***Steven William Cooke*, husband of *Robin Graham Cooke*, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.**

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **933 Waynewood Lane, Hermitage, TN 37076.**

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 our hands this 27th day of June, 2007.

Robin Graham Cooke

Robin Graham Cooke

Steven William Cooke

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 **Robin Graham Cooke and husband, Steven William Cooke**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 2007.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE