Davidson County DEEDWARR
Recvd: 07/03/07 14:58 2 pgs
Fees:13.00 Taxes:490.25

20070703-0079562

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07600196

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$132,500.00

Deborah P. Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
2nd day of JULY, 2007

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL A. ROBERTSON	SAME	P/O 18700007300
384 Fann Rd. Nolensville, TN 37135		

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,

HAROLD F. COOKE , UNMARRIED

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

RUSSELL A. ROBERTSON and wife, DEBORAH P. ROBERTSON

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:

ALL THAT TRACT AND/OR PARCEL OF LAND, BEING SITUATE IN THE FIFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING PART OF THE LAND CONVEYED TO HAROLD F. COOKE, ETUX AS DESCRIBED IN DEED BOOK 5804, PAGE 17, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT (OLD) ON THE SOUTHERLY MARGIN OF BURKITT ROAD, SAID PIN BEING 435.24 FEET MORE OR LESS EASTERLY FROM THE NORTHEAST CORNER OF THE GORDON WHEELER LAND OF RECORD IN DEED BOOK 5804, PAGE 9, R.O.D.C.; THENCE S 4 DEG. 35' 14" W 1497.73 FEET TO AN IRON PIN (NEW), BEING THE POINT OF BEGINNING OF THE SUBJECT TRACT AND ALSO BEING A CORNER OF GORDON T. WHEELER, ETUX, AS DESCRIBED IN DEED BOOK 5804, PAGE 9, R.O.D.C. AND A CORNER OF THE LANDS REMAINING OF HAROLD F. COOKE, ETUX, AS DESCRIBED IN DEED BOOK 5804, PAGE 17, R.O.D.C.; THENCE WITH SAID COOKE, A NEW LINE S 85 DEG. 24' 21" E 196.82 FEET TO A POINT, BEING THE NORTHEASTERLY CORNER OF SAID SUBJECT TRACT, A CORNER OF THE LANDS REMAINING OF SAID COOKE AND AN IRON PIN (NEW) ON THE WESTERLY LINE OF REBECCA WALD AND ANTHONY CLEMENTO, AS DESCRIBED IN INSTRUMENT NUMBER 200404270047767, R.O.D.C.; THENCE WITH SAID WALD, IN PART AND GENERALLY ALONG A WIRE FENCE S 4 DEG. 51' 57" W 721.61 FEET TO AN IRON PIN (OLD), BEING THE SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, A CORNER OF SAID WALD AND A POINT ON THE NORTHERLY LINE OF DANNY A. AND CINDY NOEL, AS DESCRIBED IN DEED BOOK 8663, PAGE 829, R.O.D.C.; THENCE WITH SAID NOEL, AND CONTINUING ALONG SAID FENCE, FOR THE FOLLOWING THREE COURSES: N 89 DEG. 36' 49" W 33.07 FEET TO AN IRON PIN (NEW); THENCE N 85 DEG. 14' 10"W 310.53 FEET TO AN IRON PIN (NEW); THENCE N 85 DEG. 26' 56" W 266.29 FEET TO AN IRON PIN (OLD), BEING THE SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, A CORNER OF SAID NOEL AND A POINT ON THE EASTERLY LINE OF RUSSELL A. AND DEBORAH P. ROBERTSON, AS DESCRIBED IN INSTRUMENT NUMBER 200312030174131 R.O.D.C.; THENCE WITH SAID ROBERTSON, IN PART AND CONTINUING ALONG SAID FENCE, FOR THE FOLLOWING FIVE COURSES: N 4 DEG. 05' 53" E 351.04 FEET TO AN IRON PIN (NEW); THENCE N 2 DEG. 23' 18" W 39.77 (NEW) FEET TO AN IRON PIN; THENCE N 1 DEG. 51' 47" E 41.14 FEET TO AN IRON PIN (NEW); THENCE N 2 DEG. 59' 49" E 242.07 FEET TO AN IRON PIN (NEW); THENCE N 3 DEG. 35' 36" E 49.74 FEET TO AN IRON PIN (OLD), BEING THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT, A POINT ON THE EASTERLY LINE OF SAID ROBERTSON AND A CORNER OF SAID WHEELER AND CONTINUING ALONG SAID FENCE; THENCE S 85 DEG. 24' 21" E 433.86 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 10.27 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HAROLD F. COOKE AND WIFE, RUBY F. COOKE BY WARRANTY DEED FROM JAMES N. MCFARLIN, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR ALL OTHER HEIRS AT LAW OF ROBERTA L. MCFARLIN DATED 10/06/81 AND RECORDED 10/06/81 IN BOOK 5804, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID RUBY R. COOKE HAVING SINCE DIED, LEAVING PROPERTY VESTED SOLELY IN HAROLD F. COOKE.

This is Unimproved (X) property known as **TRACT 3-B, BURKITT ROAD, ANTIOCH, TN 37013**
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 2th day of JULY, 2007.

Harold F. Cooke

HAROLD F. COOKE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD F. COOKE , Unmarreid, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2ND day of JULY, 2007.

Commission Expires: 10/24/10

Gail C. Victory

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010