File No. 20070184

WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/20/08

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Cook	New South Federal Savings Bank	026 09 0 002.00
(NAME)	(NAME)	
113 Shevel Drive	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Linda Gail Lowery, Executrix of the Estate of Bessie E. Long, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Cook, 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 Lot No. 19 on the Plan of Clark Place, Section 3, as of record in Book 2330, page 11, as corrected by instrument of record in Book 2489, page 447, Register's Office for said County.

SAID Lot No. 19 fronts 90 feet on the southerly side of Shevel Street and runs back 220 feet on the westerly line and 290 feet on the easterly line to a dead line, measuring 114 feet thereon.

Being the same property conveyed to John R. Long and wife, Bessie Ella Long by deed from R.B. Elizer and wife, Mary S. Elizer of record in Book 2490, page 267, Register's Office for Davidson County, Tennessee. John R. Long having since died on January 15, 1988 leaving Bessie Ella Long as the surviving tenant by the entirety. Bessie Ella Long having since died testate on February 27, 2004. Last Will and Testament of Bessie E. Long is of record in Will Book 69, page 101, Clerk & Master's Office for Sumner County, Tennessee, admitted for probate in the Probate Court for Sumner County, Tennessee, Docket No. 2004P-80. Linda Gail Lowery, Executrix for the Estate of Bessie E. Long executes this instrument pursuant to Agreed Order entered July 5, 2007 in Probate Minute Book 114, page 688, Chancery (Probate) Court for Sumner County, Tennessee, at Gallatin.

Bessie E. Long and Bessie Ella Long being one and the same person.

Subject to restrictions of record in Record Book 2342, page 543, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/17/07 15:31 2 pgs
Fees:13.00 Taxes:347.80
20070717-0085175

unimproved ☐

This is improved ☒ property, known as 113 Shevel Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 9th day of July, 2007.

Linda Gail Lowery, Executrix of the Estate of Bessie E. Long, deceased

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STATE OF TENNESSEE

COUNTY OF SUMNER

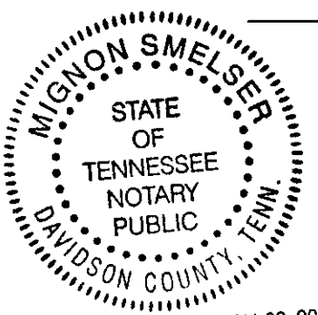
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Gail Lowery, Executrix of the Estate of Bessie E. Long, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2007.

Commission expires:

11-22-08

Notary Public



My Commission Expires NOV. 22, 2008