Davidson County DEEDWARR
Recvd: 08/09/07 12:48 2 pgs
Fees:13.00 Taxes:952.75

20070809-0095429

WARRANTY DEED

G-VRE-07-1213

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/08 (AFFIX SEAL)

PATRICIA G. HOLLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 20[illegible]

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip G. Cooker	Same (NAME)	
1213 Rosebank Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	84-1-123

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER D. TUCKER, UNMARRIED, AND PEGGY DANIEL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP G. COOKER AND WIFE, BARBARA COOKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, ROSE ESTATES, SECTION ONE, as shown on plat of record in Plat Book 3600, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Roger D. Tucker, unmarried and Peggy Daniel, unmarried by Warranty Deed from Sid G. Walker, recorded on the 27th day of September, 2006 in Instrument No. 20060927-0119507, in the Register's Office of Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 3600, page 36; and Book 5575, page 892, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1213 Rosebank Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of July, 2007.

Roger D. Tucker

Peggy Daniel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger D. Tucker and Peggy Daniel, the within named bargainor, 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, this the 13th day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903