Davidson County DEEDWARR
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20070914-0110274

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.

Affiant: Pauline Kelley Wells

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September 2007

Notary Public: H. Houston Hagar

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H.Houston Hagar, Atty#3592 4021 Timberview Ln, Hermitage, Tn. 37076.
NAME

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Cook & wf, Sharon A. Cook	Same	Map 98, Parcel 62
(NAME)	(NAME)	
5333 John Hagar Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mt.Juliet, Tn. 37122		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Pauline Kelley Wells, asingle person,

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Cook, & wf, Sharon A. Cook, as tenants by entirety,

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: A tract of land, being the Obie Kelley & wf, Myrtle Pauline Kelley property, recorded in Deed Bk. 1157, Pg. 533, situated in the 12th Council District of Davidson County, Tn. and described according to an unrecorded boundary survey by John D. McCormick, RLS #674, dated 9-4-07 as follows:

BEGINNING at an iron rod in the southerly margin of John Hagar Rd., said point being the northwest corner of the Charles Cook, et ux property recorded in Deed Bk.5890, Pg. 661, and being the northeast corner of the property herein described, thence along a fence line and the westerly line of the Charles Cook, et ux property S. 9°22'08"W. a distance of 233.72 ft., thence S. 6°09'29" W. a distance of 82.97 Ft.; thence S. 9°26'08" W.a distance of 115.40 Ft. to a corner post, being the northeast corner of the Walter Kirby property, recorded in Deed Bk. 4618, Pg. 589; thence along the northerly line of the Walter Kirby property and fence line N.78°24'58" W. a distance of 276.61 Ft.; thence N.78°44'13" W. a distance of 354.46 Ft. to an iron pin in the easterlymargin of Earhart Rd.; thence along the easterly margin of Earhart Rd., along a curve to the left with a radius of 972.46 Ft. a distance of 165.84 Ft. to a point; thence N. 9°02'41" W. a distance of 45.81 Ft. to the beginning of a small radius curve to John Hagar Rd.; thence along the curve to the right with a radius of 26.59 Ft.a distance of 44.17 Ft. to a point in the

This is (unimproved (X) improved) property, known as 5307 John Hagar Rd., Mt.Juliet, Tn.37122 (Davidson County) See reverse for Cont'd
(House Number) (Street) (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 13 day of September MX 2007

Pauline Kelley Wells

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Houston Hagar, a Notary Public in and for said County and State, the within named Pauline Kelley Wells

the bargainor, 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 at Hermitage, Tennessee, this 13 day of September, 2007

Commission Expires 9-22-07 H. Houston Hagar Notary Public

STATE OF TENNESSEE
Davidson County

My Commission Expires SEPT. 22, 2007

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Commission Expires _____ _____ Notary Public

WARRANTY DEED

FROM

PAULINR KELLEY WELLS

(a single person)

TO

CHARLES H. COOK, & wife,

SHARON A. COOK

RECORDERS MEMO
EGIBILITY OF WRITING, TYPING OR
RINTING IN THIS DOCUMENT
JNSATISFACTORY WHEN RECEIVED

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

Description cont'd:
southerly margin of JOhn Hagar Rd.; thence along the southerly margin of John Hagar Rd. N. 86°07'46" E. a distance of 349.75 Ft. to a point,; thence along a curve to the left with a radius of 3398.79 Ft. a distance of 247.55 Ft. to a point; thence N. 81°57'21" E. a distance of 85.30 Ft. to the point of beginning and containing 4.971 acres, more or less.
Being the remainder of the land conveyed to Obie Kelley(he died on 11-16-59) and wf. Myrtle Pauline Kelly by deed from F. E. Smith & wf. of record in Deed Bk. 1157, Pg. 533. (Pauline Kelley Wells later married Hollis Wells, who died on 9-26-2001)leaving her a single person since that time.
SELLER retains the right to remain in the house for as long she wishes, at no charge for rent, she to bear only her normal living expenses.