THIS INSTRUMENT PREPARED BY AND
~~AFTER RECORDING RETURN TO:~~
Libby Brager

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Address New Owner(s)
Cook Builders, LLC
4533 Alcott Drive
Nashville, Tennessee 37215

Send Tax Bills To:
Cook Builders, LLC
2400 Crestmore Rd.
Nashville, TN 37215

Map & Parcel Nos.:
130-16-0-008.00

Davidson County DEEDWARR
Recvd: 09/25/07 12:56 2 pgs
Fees:13.00 Taxes:1665.00
20070925-0114338

WARRANTY DEED

THIS INDENTURE, made and entered into this **24 day of August, 2007**, by and between **Edward F. Muntz**, party of the first part, and **Cook Builders, LLC**, party of the second part,

WITNESSETH: That for and in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($450,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

The following described property is located in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 1 on the plan of Echo Hills, as of record in Book 1835, Page 76, Register's Office for said County. Said lot No. 1 fronts 235 feet on the westerly side of Alcott Drive and runs back 208.9 feet on the northerly line and 195.8 feet on the southerly line to a dead line, measuring 197 feet thereon.

Being the same property conveyed to Edward F. Muntz and wife, Anne Warren Muntz, from C. Alan Carl and wife, Dorothy Norman Carl, by Warranty Deed dated November 13, 1952, of record in Book 2101, Page 49, Register's Office for Davidson County, Tennessee. The said Ann Warren Munt died on January 9, 2007, leaving the said Edward F. Muntz the sole surviving tenant by the entirety.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Edward F. Muntz

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward F. Muntz** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **24 day of August, 2007**.

My commission expires: 9-25-10

Notary Public

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, My Commission Expires SEPT. 25, 2010 the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$450,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **24 day of August, 2007**.

PROPERTY ADDRESS:
4533 Alcott Drive
Nashville, TN 37215

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2010