Davidson County DEEDWARR
Recvd: 10/03/07 11:15 2 pgs
Fees:13.00 Taxes:462.13

20071003-0117863

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2007.

Notary Public

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires Aug. 22, 2011
(AFFIX SEAL)

P-07-1605

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Ann Metcalf	SunTrust Mortgage	
1605 Overton St (ADDRESS)	201 4th Ave N./7th flor (NAME)	053-03-0-389.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville TN 37219 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL R. COOKE, Married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JO ANN METCALF, AN INDIVIDUAL, hereinafter called the Grantees, 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 No. 22 on the Plan of Village of Old Hickory, Section "E", Revised of record in Plat Book 1424, Page 132, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Wayne Hickerson and wife, Torrie A. Hickerson, by Warranty Deed from Charles Thomas Weaver and wife, Carole M. Weaver, of record in Book 6820, Page 171, Register's Office for Davidson County, Tennessee, dated March 31, 1986, and recorded April 3, 1986.

Further conveyed to Torrie A. Hickerosn by Quitclaim Deed from Kevin Wayne Hickerson, of record in Instrument No. 20031020-0154510, Register's Office for Davidson County, Tennessee, dated September 25, 2003, and recorded October 20, 2003.

Appointment of Successor Trustee, appointing Chris Gray as Co-Trustee, of record in Instrument No. 20061106-0138115, Register's Office for Davidson County, Tennessee, dated October 25, 2006, and recorded November 6, 2006. See Also Appointment of Successor Trustee in Instrument No. 20050329-0033166, Register's Office for Davidson County, Tennessee.

Further coveyed to Wells Fargo Bank, N.A., by Trustee's Deed from Christopher S. Gray, as Co-Trustee, of record in Instrument No. 20061221-0157073, Register's Office for Davidson County, Tennessee, dated November 27, 2006, and recorded December 21, 2006.

Further conveyed to Daniel R. Cooke, by Special Warranty Deed from Wells Fargo Bank, N.A. of record in Instrument No. 20070315-0031691, Register's Office for Davidson County, Tennessee, dated February 19, 2007, and recorded March 15, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1605 Overton St, Old Hickory, Tennessee 37138
(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/our hand(s) this 26th day of September, 2007.

Daniel R. Cooke

Elaine Cooke

STATE OF TENNESSEE

COUNTY OF Davidson

** Daniel R. Cooke and Elaine Cooke

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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 5/24/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, [illegible]

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6600

Property Title and Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075