Davidson County DEEDWARR
Recvd: 10/12/07 11:29 2 pgs
Fees:13.00 Taxes:445.85

20071012-0121448

WARRANTY DEED

Please Return To.
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,500.00

Martha Hale
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF OCTOBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-24-08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02403 COOK NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Blanche Bong Cook	Marquette Bank	163-5A-3.00CO
5170 Hickory Hollow Pkwy, Unit 274	9612 W. 43rd St.	
Antioch, TN 37013	Oakbrook Park IL 60462	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEYA PETTY WHITE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BLANCHE BONG COOK, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5170 Hickory Hollow Parkway, Unit 274, Antioch, TN 37013

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 10th day of October, 2007.

Leya Petty White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LEYA PETTY WHITE, 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 at Franklin, Tennessee, this 10th day of October, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3, HICKORY HOLLOW TOWNHOMES (MILL PARK) PHASE I, as shown on plat of record in Plat Book 9700, Page 686 and Surveyor's Certificate recorded in Plat Book 11315, Page 159, 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 by Quitclaim Deed from Ronald Middleton White, Jr. to Leya Petty White as recorded on the 20th day of December, 2006 in Instrument No. 20061220-0156441 and Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation to Ronald White and wife, Leya White as recorded on the 4th day of May, 1999 in Book 11460, Page 795, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.