Return To:
File: 700721

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/29/07 15:16 2 pgs
Fees:13.00 Taxes:458.06
20071129-0138671

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Victoria Cook and John Cook 891 West Sharpe Ave. Nashville TN 37206	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $123,800.00

Map & Parcel No.
82-40-183

Affiant

Subscribed and sworn to before me on 11/16/07.

Notary Public

My Commission Expires: 5/23/11

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, **Christopher O'Neil, unmarried** (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto **Victoria Cook and John Cook, wife and husband** (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly know as: 891 Sharpe Ave Nashville, TN 37206 County of Daivdson

A certain tract or parcel of land In Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 73 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 50 feet on the northerly side of Sharp Avenue, formely Osage Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Peter Michael McPeak, a single man by deed from Associates Financial Services Company, Inc. dated 09/14/92 and filed of record in Book 8730, page 5, said Register's Office

Being the same property conveyd to James Roberts, married by deed from Richard J. Myers, as substitute trustee, dated 01/08/07 and filed of record as Instrument Number 200701110004618, said Register's Office.

Being the same property conveyed to Christopher O'Neill by deed from James Robert, married, dated 01/18/07 and filed of record in Instrument Number 200701220008869, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 891 West Sharpe Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 11/16/07.

Christopher O'Neil

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Christopher O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this the 16th day of November, 2007.

Notary Public

My Commission Expires: 5/23/11

STATE OF TENNESSEE NOTARY PUBLIC

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds