Davidson County DEEDWARR
Recvd: 04/30/08 12:54 2 pgs
Fees:13.00 Taxes:186.11

20080430-0044019

WARRANTY DEED

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2008

Notary Public:

MY COMMISSION EXPIRES: 7-19-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marvin Cook	New Owner	Parcel ID:
P.O. Box 148761		06001013100
Nashville, TN 37214		

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

James Roberts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marvin Cook

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:

BEING Lot No. 97 on the Plan of Golden Valley Estates, Section One, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 60 feet on the west side of Gwynnwood Drive and extends back 128 feet on the north line and 144.19 feet on the south line to a broken line in the rear measuring 66.08 feet thereon.

Being the same property conveyed to James Roberts by Substitute Trustee's Deed from Manteen, LLC, as Substitute Trustee, of record in Instrument 20080424-0041950, said Register's Office.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees and (2) all matters appearin on the plan of record in Book 4175, page 142, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4447, page 108, and Book 4447, page 594, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3152 Gwynnwood Drive, Nashville, TN 37207

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 28th day of April, 2008.

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Roberts, 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 this 28th day of April, 2008.

My Commission Expires: 3/7/4

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.