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Bot 36

NEW OWNER:

EMW, INC.
479 South Water Avenue
Gallatin, TN 37066

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 08-0539

Map 086
Group 01-0
Parcel 068 (part of)

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 05/12/08 10:07 3 pgs
Fees:18.00 Taxes:832.50
20080512-0048574

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID B. FOUTCH, EXECUTOR OF THE ESTATE OF BASCOM COOKSEY, JR.** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **EMW, INC., a Tennessee corporation**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the 2nd Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being Lot No.1 as shown on the plan of The Cooksey Subdivision, of record in Instrument No. 20080425-0042242, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed BASCOM COOKSEY, SR., BASCOM COOKSEY, JR. and CARROLL JOHNSON, SR., by deed from Tennessee Valley Development Corporation, dated May 15, 1968, and of record in Record Book 4235, Page 702, in the Register's Office for Davidson County, Tennessee. Carroll Johnson, Sr. conveyed his 1/3rd interest to BASCOM COOKSEY, JR. by deed dated July 25, 1970 of record in Book 4593, Page 125, said Register's Office. Bascom Cooksey, Sr. conveyed his interest to BASCOM COOKSEY, JR.., by deeds of record in Book 6229, Page 109, and Book 6820, page 336, said Register's Office. And also being a portion of the same property conveyed to BASCOM COOKSEY, JR. by quitclaim deed of record in Book 7677, page 503, said Register's Office. Bascom Cooksey, Jr. died testate on March 10, 2007, and according to the terms of his will, being of record in Will Book 9, page 16, Probate Court of Wilson County, Tennessee, his personal representative has the authority to convey the property.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **3420 LEBANON PIKE , HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Instrument #20080425-0042242, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 7th day of May, 2008.

DAVID B. FOUTCH, EXECUTOR FOR THE ESTATE OF BASCOM COOKSEY, JR.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID B. FOUTCH, EXECUTOR FOR THE ESTATE OF BASCOM COOKSEY, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of May, 2008.

NOTARY PUBLIC

My commission expires: 2/14/09

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$225,000.00** .

Debbie A. Sanborn

AFFIANT

Sworn to and subscribed to before me this 7th day of May, 2008.

Tina Dyer

NOTARY PUBLIC

My commission expires: 2/14/09

