RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080800418

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/08 11:18 2 pgs
Fees:13.00 Taxes:184.63

20080829-0088930

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$49,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Pulk	**Countrywide Bank, FBS**	**119-14-0-098.00**
246 Morton Ave.	**P.O. Box 660694**	
Nashville, TN 37211	**Dallas, TX 75266-0694**	

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,

Ellen Jo Cockerham

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

John C. Pulk, Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Woodbine Courts Block A, Part 1, of record in Book 1130, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 75 feet on the northerly margin of East Morton Avenue and runs back 215.3 feet on the easterly line and 216.5 feet on the westerly line to a dead line on which it measures 75 feet.

Being the same property conveyed to James Jackson Pearson and wife, Mary Ella Pearson, by Installment Deed from Annie M. W. Abercrombie, a widow, dated 9-19-69 and recorded 9-30-69 in Book 4368, page 720, Register's Office for Davidson County, Tennessee. The said James Jackson Pearson having since died on or about January 19, 1990. The said Mary Ella Pearson having since died on or about November 30, 1991, thereby vesting subject property in Ellen Jo Cockerham according to Probate Case No. 98598, filed in the Probate Clerk's Office of Davidson County, Tennessee, and Affidavit of Real Estate Inheritance recorded 8-13-92 in Book 8700, page 738, in the Register's Office of Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This is improved (X) property known as **246 Morton Ave., Nashville, TN 37211**
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; except for matters that appear of record 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 our hands this 28th day of August, 2008.

Ellen Jo Cockerham

Ellen Jo Cockerham

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 28th day of August, 2008.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2008.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2008, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2008.

Commission Expires:_____

_____
Notary Public