WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2009

Notary Public:

MY COMMISSION EXPIRES: 11.22.10
(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		05905000900
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

Curtis E. Sharp, unmarried

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

Marvin Cook, 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:

BEING Lot No. 119, on the Plan of Buena Vista Estates, Section 2, of record in Plat Book 3842, page 257, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Curtis E. Sharp by Quitclaim Deed from Protential, Inc. of record in Instrument 20071108-0131713, Register's Office for said County. See also deeds of record in Instrument 20070801-0091615; Instrument 20060922-0117421, and Instrument 20060606-0067003, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4322, Page 216, and Book 4435, Page 90, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 257, 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 4912 Vistaview Drive, Nashville, TN 37218

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 20 day of May, 2009.

Curtis E. Sharp

Curtis E. Sharp

BILL GARRETT, Davidson County
Trans:T20090034338 DEEDWARR
Recvd: 05/26/09 10:16 2 pgs
Fees:13.00 Taxes:210.90

20090526-0047962

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis E. Sharp, 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 Orange City, Florida, this 29 day of May, 2009.

My Commission Expires: 06/04/2009

Notary Public
DAVID GASKINS

DAVID GASKINS
Notary Public - State of Florida
My Commission Expires Jun 4, 2009
Commission # DD 411080
Bonded By National Notary Assn.