BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090035662 DEEDWARR
Recvd: 06/01/09 08:41 2 pgs
Fees:13.00 Taxes:416.25
20090601-0049737

State of Tennessee)
County of Davidson)

G#21914-2

The actual consideration or value, whichever is greater, for this transfer is **$112,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2009.

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
VIANNEY WANDERSTRAND	**NEW SOUTH FEDERAL SAVINGS BANK**	**Map 082-07-0 Parcel 303.00**
703 Stockell Street	**210 Automation Way**	
Nashville, TN 37207	**Birmingham, AL 35210**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JOHN T. COOK, a married man

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

VIANNEY WANDERSTRAND, a married woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 55 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, as of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John T. Cook, by Special Warranty Deed executed September 24, 2008, from U.S. Bank National Association, as Trustee, of record in Instrument No. 20081003-0100625, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE.

This is IMPROVED (__X__) unimproved (____) property, known as: **703 Stockell Street, 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 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/our hand(s) this **28th** day of **May, 2009.**

JOHN T. COOK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JOHN T. COOK,** the within named seller, 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 **28th** day of **May, 2009.**

Notary Public

My Commission Expires: 10/17/09

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.