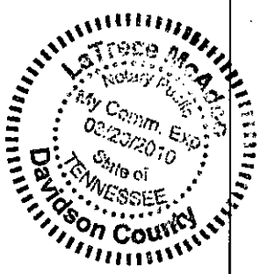
# WARRANTY DEED

BOX 13
# 15077




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of May, 2009

Notary Public:

MY COMMISSION EXPIRES: 3/20/2010
(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: |
|---|---|---|
| Jerry Cook | Franklin American Mortgage Company | Parcel ID: |
| 4408 Stoneview Drive | 501 Corporate Centre Dr., #400 | 165130A08400CO |
| Antioch, TN 37013 | Franklin, TN 37067 | |

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

**Ashley E. Miller, unmarried**

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

**Jerry Cook, married**

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. 504, on the Plan of Peppertree Forest, P.U.D., Section Eight, of record in Plat Book 7900, Page 652, 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 Ashley E. Miller by deed from Sharon M. Shedd, f.k.a. Sharon A. Mitchell, and Gregory Shedd, her husband, of record in Instrument 20020628-0078198, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7982, page 738; Book 8757, page 607; Book 9157, page 711; Book Book 9287, page 698; Book 9293, page 86; Book 9455, page 801; Book 9664, page 162; Book 8294, page 159; Book 8367, page 501; Book 8491, page 559; Book 8531, page 496; Book 8678, page 509; Book 8678, page 514; Book 8911, page 265; Book 8983, page 767; Book 8983, page 772; Book 9004, page 514; Book 9036, page 719; Book 8757, page 623, 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 7900, Page 652, 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 4408 Stoneview Drive, Antioch, TN 37013

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 22nd day of May, 2009.

Ashley E. Miller

Ashley E. Miller

BILL GARRETT, Davidson County
Trans: T20090035938 DEEDWARR
Recvd: 06/01/09 14:26 2 pgs
Fees: 13.00 Taxes: 360.75

20090601-0050204

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 Ashley E. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2009.

My Commission Expires: 3/7/11

Notary Public

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