OLD REPUBLIC
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Nashville, Tennessee 37219-2011

BILL GARRETT, Davidson County
Trans:T20090041254 DEEDWARR
Recvd: 06/19/09 15:46 2 pgs
Fees:13.00 Taxes:196.10
20090619-0057532

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

NOTARY PUBLIC

My Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MARVIN COOK	Marvin Cook	Map:069 04 0 153 Parcel:
(NAME) PO Box 148761	(NAME) Same	Map: Parcel:
(ADDRESS) Hartsville, TN 37214	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 09060053

Warranty Deed

For and in Consideration Of the sum of $53,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LAWRENCE HOWARD WYKE

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

MARVIN COOK

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 159, as shown on the map entitled Haynes Park Subdivision Section 2, of record as Plat Book 4460, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 159 fronts 71 feet on the southerly side of East Fairview Drive and runs back between lines 130.38 feet on the easterly side and 122.11 feet on the westerly side to a line at the rear on which it measures 82.58 feet thereon.

Being the same property conveyed to LAWRENCE HOWARD WYKE and wife, SANDRA F. WYKE, by deed from WILLIAM O. SIMPKINS and wife, DOREENE O. SIMPKINS, of record as Book 4804, page 715, dated April 4, 1974, said Register's Office. Being further conveyed to LAWRENCE HOWARD WYKE by deed of record as Instrument No. 20060822-0103301 and corrected by deed of record as Instrument No. 20060907-0110874, said Register's Office.

This conveyance is made subject to the following:

1. Davidson County taxes for 2009 which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 4460, page 51, said Register's Office.

3. Restrictive Covenants of record in Book 4552, page 634, imposed by instrument of record in Book 4593, page 70, as corrected in Book 6227, page 788, said Register's Office.

This is improved property known as 125 E FAIRVIEW DRIVE, NASHVILLE, Tennessee 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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of June, 2009.

Lawrence Howard Wyke
LAWRENCE HOWARD WYKE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at the office this 19th day of June, 2009 .

Howard M. Shipworth
NOTARY PUBLIC

My Commission expires:

HOWARD M. SHIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012