BILL GARRETT, Davidson County
Trans:T20090066825 DEEDWARR
Recvd: 10/01/09 12:33 2 pgs
Fees:13.00 Taxes:177.60
20091001-0091179

This instrument prepared by: & Return To:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of September, 2009, by and between James Roberts, married* , party of the first part, and Marvin Cook, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennesee, Being Lot No 69 on the Plan of Golden Valley Estates, Section 1 of record in Book 4175, Page 142 of the Register's Office for Davidson County, Tennessee.
Said Lot 69 Fronts 60.93 feet along the westerly margin of Ewingdale Drive and runs back between lines 78.28 feet on the northerly line and 144.43 feet on the southerly line to a dead line in the rear on which it measures 83 feet.

Being all or part of the same property conveyed to James Roberts by virtue of Substitute Trustee's Deed dated September 18th, 2009 and recorded September 28th, 2009 of record at Instrument No. 20090928-0090000 in the Register's Office of Davidson County, Tennessee.

* Seller warrants that property has never been used as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 11171, Page 839 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Roberts, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2009.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Marvin Cook

P.O. Box 148761
Nashville, Tn 37214

Tax Parcel No 05013005100

Property Address: 3216 Ewingdale Drive
Nashville, TN 37207

MAIL TAX BILLS TO: Marvin Cook

P.O. Box 148761
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $48,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of September, 2009.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY