Warranty Deed

BILL GARRETT, Davidson County
Trans:T20090075567 DEEDWARR
Recvd: 11/05/09 11:13 2 pgs
Fees:13.00 Taxes:629.00
20091105-0102361

DAVID R.A. ROETGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2009.

Notary Public

My commission expires: 7-21-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Keith Cook Megan Cook	Fifth Third Bank	Map: 072-09
912 Fairwin Avenue	5050 Kingsley Drive Maildrop 1MOC2K	Parcel: 300
Nashville, TN 37216	Cincinnati, OH 45263	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARGARET A. NOURSE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH COOK AND MEGAN COOK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 52 on the Plan of Eskridge Subdivision of Part of The W.B. Franklin Property, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret A. Nourse by deed from John P. Long and wife Jennifer D. Long of record in Instrument 200609180115435, Register's Office for Davidson County, Tennessee, dated September 15, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 912 Fairwin Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.**

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2009.

Margaret A. Nourse
Margaret A. Nourse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Margaret A. Nourse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2009.

Notary Public

My Commission Expires: November 22, 2010

