THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 11/24/09 11:08 7 pgs
Fees:38.00 Taxes:444.00
20091124-0108023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 117-12-0-199.00

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this the 16 day of November, 2009.

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Paul E. Cook
(Name)
2713 Greystone Road
(Street Address)
Nashville, Tennessee 37204

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **HARRY JOE HIBBETT, WILLIAM HIBBETT, III, MARGARET LOUISE JAMISON, MELINDA J. GIBBS, AND CATHERINE MILLER, being all of the devisees under the Last Will and Testament of J.B. Hibbett, deceased**, hereinafter collectively the "Grantors," have bargained and sold, and do by these presents transfer and convey, unto **PAUL E. COOK, a single man and MICHAEL B. McKee, a single man,** hereinafter "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A lot or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, March 29, 1940, as follows:

Beginning on the northerly margin of Woodmont Avenue at the southeast corner of Lot No. 6 of Block "C" on the Plan of Galecrest No. 2, as of record in Book 974, page 20, Register's Office for said County; thence with the easterly line of said Lot No. 6, north 2° 45' east 203 feet; thence south 74° 35' east 75 feet 6 inches; thence south 2° 45' west 200 feet to the northerly margin of Woodmont Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being part of the same property conveyed to J. B. Hibbett, a single man by quitclaim deed from William M. Hibbett and wife, Beulah Louise Hibbett, dated 12/27/76, recorded 12/27/76, in Book 5100, Page 465, Register's Office for Davidson County, Tennessee. J.B. Hibbett having since died. By Last Will and Testament of J. B. Hibbett, of record as Docket No. 08P-1491, Probate Court of Davidson County, Tennessee, subject property was devised to Harry Joe Hibbett, William Hibbett, III, Margaret Louise Jamison, Melinda J. Gibbs and Catherine Miller. J. B. Hibbett and Jessee Benjiman Hibbett being one and the same person.

Being unimproved property known as 1488 Woodmont Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their successors and/or assigns forever; and "Grantors" do covenant with the said "Grantees" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2010 and subsequent years. Tax Parcel No. 117-12-0-199.00.

2. All matters shown on the Plan of Galecrest No. 2, Block C of record in Plat Book 974, Page 20, Register's Office for Davidson County, Tennessee.

3. Property Modification Letter of record in Instrument No. 20080825-0087202, said Register's Office.

Grantors further covenant and bind themselves, their heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this 4th day of November, 2009.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURES AND NOTARY ACKNOWLEDGEMENTS TO FOLLOW]

GRANTOR:

x _____

Harry Joe Hibbett, Devisee under the Last Will and Testament of J.B. Hibbett, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Harry Joe Hibbett, Devisee under the Last Will and Testament of J.B. Hibbett, deceased**, as the within named Grantor, 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 in Nashville, Tennessee, this 16th day of November, 2009.

_____
Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

GRANTOR:

William Hibbett, III

William Hibbett, III, Devisee under the Last Will and Testament of J.B. Hibbett, deceased

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **William Hibbett, III, Devisee under the Last Will and Testament of J.B. Hibbett, deceased,** as the within named Grantor, 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 in Brentwood, Tennessee, this 9th day of November, 2009.

LORI A. POLK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 7, 2012

Lori A. Polk
Notary Public

My Commission Expires:

GRANTOR:

Margaret Louise Jamison

Margaret Louise Jamison, Devisee under the Last Will and Testament of J.B. Hibbett, deceased

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Margaret Louise Jamison, Devisee under the Last Will and Testament of J.B. Hibbett, deceased,** as the within named Grantor, 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 in Brentwood, Tennessee, this 19th day of November, 2009.

LORI A. POLK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 7, 2012

Lori A. Polk
Notary Public

My Commission Expires: 11/7/12

GRANTOR:

Melinda J. Gibbs

Melinda J. Gibbs, Devisee under the Last Will and Testament of J.B. Hibbett, deceased

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Melinda J. Gibbs, Devisee under the Last Will and Testament of J.B. Hibbett, deceased,** as the within named Grantor, 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 in Brentwood, Tennessee, this 19th day of November, 2009.

LORI A. POLK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 7, 2012

Lori A. Polk
Notary Public

My Commission Expires:

GRANTOR:

Catherine Miller

Catherine Miller, Devisee under the Last Will and Testament of J.B. Hibbett, deceased

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Catherine Miller, Devisee under the Last Will and Testament of J.B. Hibbett, deceased,** as the within named Grantor, 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 in La Vergne, Tennessee, this 20th day of November, 2009.

Evie Rutledge
Notary Public

My Commission Expires: 10-17-2010

EVIE A RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee)
County of Davidson)

Personally appeared before me, Amy Nix Hankins, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy D. Nix
Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012