Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $57,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2009.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
David Cook	SWBC	43-16-184.00
225 Warrior Road	9311 San Pedro, Suite 125	
Madison, TN 37115	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scarla L. Rose, unmarried, and Fred C. Rose, widower,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David Cook, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section 2, Arrowhead Estates, of record in Plat Book 5050, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scarla L. Rose, unmarried and Fred C. Rose and Rosalie Rose, husband and wife, by deed dated September 30, 2005 from Willie F. Harris, unmarried, of record in Instrument No. 20051003-0118481, Register's Office for Davidson County, Tennessee. The said Rosalie Rose having since died.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 225 Warrior Road, Madison, TN 37115

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090085685 DEEDWARR
Recvd: 12/21/09 11:37 2 pgs
Fees:13.00 Taxes:210.90
20091221-0115849

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 the 17th day of December, 2009.

Scarla L. Rose

Fred C. Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scarla L. Rose and Fred C. Rose,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, ~~Tennessee~~, this the 17th day of December, 2009.

Notary Public

My Commission expires: _____

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

FILE NO: 2009111404