THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29322-01-2010** **Record & Return To:** **First Title & Escrow Co., Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me this 5th day of February, 2010. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. CHRISTINA A. READ My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Don Cook 3701 WEST END AVENUE 4 WHITE HALL NASHVILLE, TN 37203	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116030A05400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie A. Dykes Sumner, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don Cook and Charmaine Cook** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4505 Harding Pike, #51W, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Subject property is not the principal residence of Grantor

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of February, 2010.

Julie A. Dykes Sumner

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julie A. Dykes Sumner**, 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, at office, this 5th day of February, 2010.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans:T20100007834 DEEDWARR
Recvd: 02/08/10 14:02 2 pgs
Fees:13.00 Taxes:462.50
20100208-0010000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 51W on the Plan of Royal Oaks Towers Condominium Apartments, of record in Plat Book 4460, Page 189, corrected in Book 4728, Page 756, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, said Register's Office.

Being the same property conveyed to Julie A. Dykes, unmarried by Deed dated 5/15/2003 from Robert S. Huie, unmarried of record in Instrument No. 20030529-0072362, Register's Office for Davidson County, Tennessee. The said Julie A. Dykes having since married and now being known as Julie A. Dykes Sumner.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Royal Oaks Towers, of record in Book 4710, Page 901, amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3958, Page 152, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4460, Page 189, corrected in Book 4728, Page 756, Register's Office for Davidson County, Tennessee.
6. Easement in Book 4668, Page 986 and Book 7462, Page 28, Register's Office for Davidson County, Tennessee.