THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20100012524 DEEDWARR
Recvd: 03/03/10 10:41 2 pgs
Fees:13.00 Taxes:3052.50
20100303-0016217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 132-13-0-048.00

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Amy N. Hawkins
Affiant

Subscribed and sworn to before me this the 24th day of February, 2010.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

My Commission Expires: _____

Kathy Snider
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Carol Evans and Francis A. Roberts
938 Oak Valley Lane
Nashville, Tennessee 37220

SEND TAX BILLS TO:
Franklin American Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PAUL E. COOK, an unmarried man** (hereinafter the "Grantor"), has bargained and sold, and does by these presents transfer and convey, unto **CAROL EVANS AND FRANCIS A. ROBERTS, wife and husband,** (hereinafter "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 & 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Cook by Warranty Deed from Deborah Jane York Martin, Individually and as the Executrix of the Estate of Dorethea J. Hicks, Geneva Davis Head and Ruth Davis Wakefield, the Heirs at Law of Mildred Hicks Davis, deceased, Jane Hicks York and Vicki Williams, of record in Instrument No. 20070322-0034694, Register's Office for Davidson County, Tennessee, dated March 20, 2007. And also being the same property conveyed to Dorothea J. Hicks by deed from Pat Choate and wife Diane C. Choate of record in Book 4897, page 986, Register's Office for Davidson County, Tennessee, dated March 7, 1975.

BEING improved property known as 938 Oak Valley Lane, Nashville, TN, 37220.

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 heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that he is lawfully seized and possessed of said land in fee simple, has 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. 132-13-0-048.00.

2. Subject to all matters shown on the Plan of record in Book 1835, pages 15 & 16, Register's Office of Davidson County, Tennessee.

3. Restrictions of record in Book 1788, Page 186 and Book 1809, Page 539, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Easements for sanitary sewers, storm drainage and water mains in Book 6232, Page 972 and Book 6391, Page 633, said Register's Office.

5. Charter of record in Book 11187, Page 575, said Register's Office.

6. Order regarding fence removal for property boundary in Book 5262, Page 646, said Register's Office.

Grantor further covenants and binds himself, his 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, Grantor has caused his name to be affixed hereto on this 23rd day of February, 2010.

Paul E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook, grantor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 23rd day of February, 2010.

My Commission Expires:_____ Notary Public

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