WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20100022032 DEEDWARR Recvd: 04/14/10 08:53 2 pgs Fees:13.00 Taxes:379.25 20100414-0028015	The actual consideration or value, whichever is greater, for this transfer is **$102,500.00**. Affiant Subscribed and sworn to before me, this the 12th day of April, 2010. Notary Public My commission expires: 3/7/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Hockett	**Regions Bank d/b/a Regions Mortgage**	**Map 073-10 Parcel 071.00**
101 Goode Court	**Department 2520 P.O. Box 2153**	
Nashville, TN 37216	**Birmingham, AL 35287-2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John T. Cook, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Hockett, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 35 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to John T. Cook by Deed from Bank of New York as Trustee, on behalf of the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-J13, of record in Instrument No. 20091106-0102865, dated November 3, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20030715-0098700, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

This is improved (__X__) Unimproved (____) property, known as **101 Goode Court, 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 GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this **12th** day of **April, 2010.**

John T. Cook

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **John T. Cook,** the within named seller, 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 at Nashville, Tennessee, this **12th** day of **April, 2010.**

Jennifer L. Johnson
Notary Public



My Commission Expires: 3/7/2011