BILL GARRETT, Davidson County
Trans:T20100056031 DEEDWARR
Recvd: 09/07/10 15:36 2 pgs
Fees:13.00 Taxes:97.40
20100907-0071156

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| John T. Cook<br>2927 Berry Hill Drive<br>Nashville, TN 37204 | Same | Map/Parcel<br>14706022600 |

**WARRANTY DEED**
**IN LIEU OF FORECLOSURE**

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 are hereby acknowledged, I, Angela G. Batson, unmarried, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto John T. Cook (hereinafter called the "Grantee"), his heirs and assigns, the following described premises, to-wit:

LAND in Davidson County, Tennessee being Lot No. 8 on the Plan of Parkview Estates, Section One, as of record in Plat Book 3300, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Angela G. Batson by deed from Richard H. Hall of record as Instrument No. 20070622-0074512, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 625 Whispering Hills Drive, Nashville, TN 37211.

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, his heirs and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for taxes for the current year and a first priority Deed of Trust held by CedarStone Bank recorded as Instrument No. 20070706-0080715, said Register's Office; and the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

It is the express intention of the parties to this Deed that all liens and security interests created, represented or perfected by that certain Deed of Trust dated July 2, 2007 and recorded as Instrument No. 20070717-0084795, Register's Office for Davidson County, Tennessee (the "Mortgage") shall be retained by the Grantee and shall not be released or cancelled with the delivery of this Deed. In no event shall the lien and security interest of the Mortgage or any of the other Loan documents against the Property merge with the fee title, but rather, shall remain at all times separate and distinct, notwithstanding any union of interest in the Grantee. The lien held by the Grantee on the Property established by the Mortgage shall be and remain at all times a valid and continuous lien upon the Property until and unless said lien is released of record by the Grantee.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 7th day of September, 2010.

Angela G. Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $26,325.00.

Affiant

Sworn to and subscribed before me on this 7th day of September, 2010.

Notary Public
My commission expires: 7/25/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela G. Batson, the bargainor, 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 at Nashville, Tennessee, this 7th day of September, 2010.

Notary Public
My commission expires: 7/25/12

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