BILL GARRETT, Davidson County
Trans:T20110001018 DEEDWARR
Recvd: 01/05/11 10:57 2 pgs
Fees:13.00 Taxes:114.70
20110105-0001387

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of January, 2011, by and between Alvis Wiley and Regina Andrews, party of the first part, and Marvin Cook, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 362 on the Plan of Bordeaux Hills, Sec II as of record in Book 3600, Page 7, Register's Office for said County.

Said Lot fronts 52 feet on the southwesterly side of Snell Boulevard and runs back 128.55 feet on the southeasterly line and 133.02 feet on the northwesterly line to a dead line in the rear on which it measures 66.59 feet.

Being all or part of the same property conveyed to Minnie Clay, Alvis Wiley and Regina Andrew, by virtue of that certain Quit Claim Deed dated July 18, 2001, at Instrument No. 20010807-0084483 in the Register's Office of Davidson County, Tennessee.
Minnie Clay died on 3-11-10 *leaving Alvis Wiley and Regina Andrews as the remaining joint tenants.*

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Alvis Wiley
Alvis Wiley

Regina Andrews
Regina Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Alvis Wiley and Regina Andrews, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of January, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	**Marvin Cook** **P.O. Box 148761** **Nashville, TN 37214**
Tax Parcel No	08012003700
Property Address:	1464 Snell Blvd Nashville, TN 37218
MAIL TAX BILLS TO:	**Marvin Cook** **P.O. Box 148761** **Nashville, TN 37214**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $31,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Marvin Cook
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of January, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY