WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110004519 DEEDWARR
Recvd: 01/24/11 10:15 2 pgs
Fees:13.00 Taxes:375.55
20110124-0006366

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$101,500.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2011.

Notary Public

My commission expires:
(AFFIX SEAL)

DAVID R.A. KOETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

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
Alyce Frazier	Guaranty Trust	**Map 052-09, Parcel 010**
503 E. Palestine Avenue	316 Robert Rose Dr.	
Madison, TN 37115	Murfreesboro, TN 37129	

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, a married man

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

Alyce Frazier, 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:

The following property is located in Davidson County,Tennessee, and more particularly described as follows:

Part of Lot Number 17 on the Plan of Montague Subdivision of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEGINNING at a point on the northeasterly margin of East Palestine Boulevard, on the line between Lot Numbers 17 and 18; thence, with the line between said two Lots, North 35 degrees 45 minutes, East 120 feet; thence, North 54 degrees 30 minutes West, 107 feet to a point; thence southwardly parallel with the southeasterly margin of Fernbank Avenue, 35 degrees 45 minutes, West 120 feet to the northeasterly margin of East Palestine Boulevard; thence, with same, South 54 degrees, 30 minutes East, 107 feet to the point of BEGINNING.

Being the same property conveyed to John T. Cook, by Special Warranty Deed, of record in Instrument No. 20100121-0005404 and Instrument No. 20100205-0009411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

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

This is improved (_X__) Unimproved (____) property, known as **503 E. Palestine Avenue, Madison, TN 37115**

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 **14th** day of **January, 2011.**

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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **January, 2011.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-21-12