BILL GARRETT, Davidson County
Trans:T20110023922 DEEDWARR
Recvd: 04/25/11 11:17 2 pgs
Fees:13.00 Taxes:270.10
20110425-0031266

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 19th day of April, 2011, by and between Carolyn L Hall, married, party of the first part, and Marvin Cook, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No 44 on the Plan of Enchanted Hills, Section 1, as of record in Book 3300, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No 44 fronts 82.55 feet on the southerly margin of Hydesdale Lane and runs back between lines 205.5 feet on the easterly line and 206.57 feet on the westerly line to a dead line in the rear, measuring 89.33 feet thereon.

Being all or part of the same property conveyed to Carolyn L Hall by virtue of Last Will and Testament of Martha M. L. Duncan of record at Docket No 94P731 in the Probate Court of Davidson County, Tennessee. Being previously conveyed to Martha M. L. Duncan by Special Warranty Deed dated 10/29/93 at Book 9133, Page 608 in said Register's Office, Tennessee.

Seller warrants that this property has never been used as her primary residence.

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 on 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.

Carolyn L. Hall

Carolyn L Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 19th day of April, 2011.

Notary Public

comm exp. 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address:	Marvin Cook P.O. Box 148761 **Nashville, TN 37214**
Tax Parcel No	06903009800
Property Address:	3936 Hydesdale Lane 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 $73,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of April, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY