BILL GARRETT, Davidson County
Trans:T20110027111 DEEDWARR
Recvd: 05/06/11 12:34 2 pgs
Fees:13.00 Taxes:138.75
20110506-0035063

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 25th day of April, 2011, by and between John Hughes, 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. 86 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, Page 9, Register's Office for said County, to which plan reference is hereby made for description.

Being all or part of the same property conveyed to John Hughes, by virtue of that certain Quit Claim Deed dated March 23, 2001, at Instrument No. 20110414-0028660 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to John Hughes, Angela Z. Martin and Edward Martin, by Quit Claim Deed, dated December 26, 2000 at Instrument No. 20010122-0006446, in the said Register's Office. Being previously conveyed to Edward A Martin, Jr and Angela Zora Martin by Last Will and Testament of Ruby Wheeler Martin.

Seller warrants that this property has never been used as his 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 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.

John Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 25th day of April, 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	08008032300
Property Address:	3245 Briarwick Drive 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 $37,500.00 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 25th day of April, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY