BILL GARRETT, Davidson County
Trans:T20110027776 DEEDWARR
Recvd: 05/10/11 09:49 2 pgs
Fees:13.00 Taxes:144.30
20110510-0035761

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of May, 2011, by and between Beverly Patton Buchanan, unmarried, 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 the 13th Civil District Annexed (formerly the 12th Civil District), Davidson County, Tennessee, being Lot No. 136 on the Plan of Trinity Hills Village, Sec. II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Being all or part of the same property conveyed to Beverly Patton Buchanan by virtue of that certain Quit Claim Deed dated November 7, 1995, at Book 9914, Page 871 in the Register's Office of Davidson County, Tennessee.

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 recorded in Book 4551, Page 440 all being 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.

Beverly Patton Buchanan

Beverly Patton Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Beverly Patton Buchanan and , 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 5th day of May, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Marvin Cook PO Box 148761 Nashville, TN 37214
Tax Parcel No	06013014900
Property Address:	513 Dyne Court Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at Owner's Address
Firm File #:	20110422

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 $39,000.00 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 5th day of May, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY