BOOK 11065 PAGE 766

WARRANTY DEED

ECASH-98-2554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 9-20-99

(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

7 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Cox	William Cox	138-00-103
(NAME)	(NAME)	
	40 John Wright Rd.	
(ADDRESS)	(ADDRESS)	
	Mt. Juliet Tn. 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bill R. Garrett, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Cox and wife, Susan Cox

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:

A parcel of land, being the Billy R. Garrett Property situated in the 12th Civil District of Davidson County, Tennessee recorded in Deed Book 10855, Pages 835-837 and being Tract No. 1 of the "Garrett Hill" Subdivision as recorded in Plat Book 9700, Page 698 and described as follows:

Beginning at an iron rod in the westerly margin of S. Mt. Juliet Road, said point being the northeast corner of the Billy R. Garrett Property as recorded in Deed Book 10855, Pages 835-837 and being the southeast corner of the property herein described; thence leaving S. Mt. Juliet Road N 84 deg. 05'01" W a distance of 597.76 feet to an iron rod; thence N 6 deg. 55' 16" E a distance of 225.00 feet to an iron rod; thence S 84 deg. 05' 19" W a distance of 595.57 feet to an iron rod in the westerly margin of S. Mt. Juliet Road; thence along the westerly margin of said road S 6 deg. 21' 47" W in a distance of 225.00 feet to the point of beginning and containing 3.082 acres more or less.

Being part of the same property conveyed to Bill R. Garrett by deed from Shirley A. Hewitt of record in Deed Book 10855, page 835, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to "roll-back taxes" for the statutory period if the land is converted to use other than those stipulated in the provisions of TCA 67-5-1001 thru 67-5-1010.

unimproved ( )
This is improved (X) property, known as Tract 1, Billy R. Garrett Proper, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 20th day of July, 19 98

Bill R. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11065 PAGE 767

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill R. Garrett, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitge, Tennessee, this 20th day of July 19 98.

Commission expires 9-20-99

Beverly J. Heatherly
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

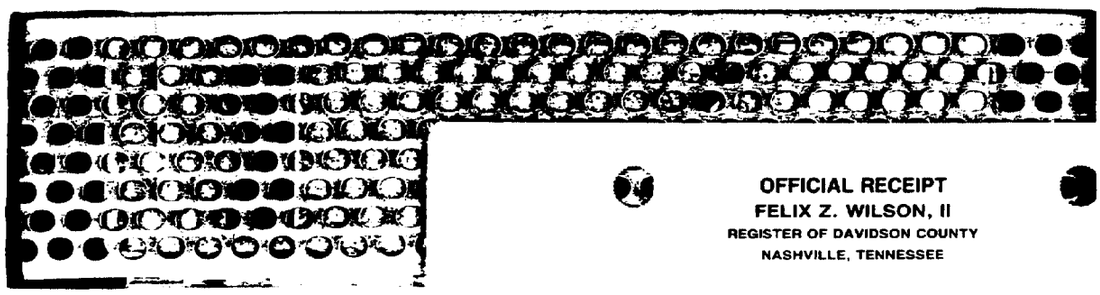
BEVERLY J. HEATHERLY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN

0474915
98 AUG 14 AM 9:52

6952 08/14 01 01 03CHECK 181.20

RETURN TO:
CUMBERLAND TITLE COMPANY

- [ ] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [x] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

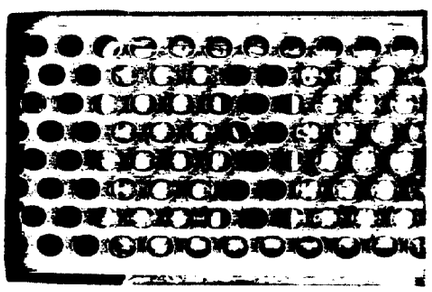
RECEIVED OF _____

FOR _____

BOOK 11065 PAGE 768

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 46000.00
CON TX 170.20
PRFEE 1.00
MTGTX 8.00
CFEE 2.00
TOTAL 181.20
CHECK 181.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0474915

93 AUG 14 AM 9:52

08/14/98 01 09:52 0001 6952

No. 133248