Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd.; #240
Nashville, TN 37215

39-B
File #99-1212

WARRANTY DEED

BOOK 11461 PG. 880

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter R. Martinez and wife Melanie S. Martinez**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy C. Cox and wife Suzanne E. Cox**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee **To Wit:**

Beginning at a point on the centerline of Old Pond Creek Road at the Southeast corner of the Bibee property, thence with the centerline of said Old Pond Creek Road North 08 degrees 37 minutes 32 seconds East, 167.97 feet to a point;

Thence continuing with said centerline North 02 degrees 16 minutes 46 seconds West, 193.61 feet to a point, the point of beginning;

Thence leaving said centerline with a line North 61 degrees 20 minutes 18 seconds West, 294.73 feet to a point in the centerline of an old roadbed marked with an iron pin;

Thence with the said old roadbed South 74 degrees 35 minutes 45 seconds West, 229.23 feet to a point in the centerline of an old roadbed marked with an iron pin;

Thence leaving said old roadbed, North 02 degrees 08 minutes 15 seconds East, 567.08 feet to a point on the Southerly boundary of parcel "A" marked with an iron pin;

Thence with the said Southerly boundary South 87 degrees 52 minutes 14 seconds East, 413.79 feet to a point in the centerline of Old Pond Creek Road;

Thence with the said centerline South 13 degrees 10 minutes 15 seconds West, 267.21 feet to a point;

Thence with the said centerline South 15 degrees 04 minutes 08 seconds East, 228.59 feet to a point;

Thence with the said centerline South 17 degrees 05 minutes 55 seconds East, 157.83 feet to the point of beginning.

Being the same property conveyed to Peter R. Martinez and Melanie S. Martinez by deed of record in Book, 10130, Page 916 , Registers office for said County.

The property conveyed herein is subject to applicable easements and restrictions of record, and subject to right of way of roads and highways.

This is improved property, known as: 8161 Old Pond Creek Road, Pegram TN 37143.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of April, 1999

Peter R. Martinez

Melanie S. Martinez

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee)
County of Davidson)

On this 29th day of April, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Peter R. Martinez and Melanie S. Martinez, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 161,500.00.**

X Suzanne E Cox
Affiant

Sworn and subscribed before me on this the 29th day of April, 1999.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Timothy C. Cox
8161 Old Pond Creek Road
Pegram, TN 37143

RESPONSIBLE FOR TAX PAYMENT:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

TAX MAP-PARCEL #:
100-0-75

0582431

IDENTIFICATION REFERENCE

99 MAY -4 PM 2:09

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

1221 05/04 0101 03CHECK 608.55

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11461 PG. 882

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0582431

IDENTIFICATION REFERENCE

99 MAY -4 PM 2:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
161500.00
CON TX 597.55
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 608.55
CHECK 608.55

05/04/99 01 14:13 0001 1221

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455910