Instr:200001050001501 Page: 1 OF 2
REC'D FOR REC 01/05/2000 1:27:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $553.15

BOX 15

PREPARED BY:

Taylor, Pigue, Marchetti & McCaskill, PLLC
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

RETURN TO:

Steltemeier & Westbrook
2002 Richard Jones Road, C-101
Nashville, TN 37215

Name and Address of Property Owner:

Randall W. Cox
100 Demoss Road
Nashville, TN 37209

Send Tax Bills to:
First Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257

Property Address:

100 Demoss Road
Nashville, TN 37205

Map/Parcel #:

103-2-85/08DA46740

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **January, 2000, B J Home Builders, Inc.**, GRANTOR, and **Randall W. Cox, unmarried**, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTOR'S right, title and interest in the following described property lying City of **NASHVILLE**, county of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Demoss Subdivision, of record in Book 9700, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to B J Home Builders, Inc. by Deed from Howard Birdwell of record in Book 11597, Page 875, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does convenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

B J Home Builders, Inc.

By: Benny Gaddis
Benny Gaddis, President
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid, personally appeared **Benny Gaddis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **B J Home Builders, Inc.**, and in my presence affixed his signature to the within instrument, further acknowledging that he did so in his capacity as such officer of said corporation, for the purpose of binding the company thereto, for the purposes therein contained, having been fully authorized so to do.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 4th day of January, 2000.

Sheila K. Livesay
Notary Public

SHEILA K. LIVESAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7-26-2003

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$149,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Randall W Ly
Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 4th day of January, 2000.

Notary Public

My Commission Expires: 4/22/2001

