Instr:200007180070528 Page: 1 OF 2
REC'D FOR REC 07/18/2000 7:56:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.90

WARRANTY DEED

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Damon Allen Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2000.

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Damon Allen Cox and Holley Michelle Cox, married 57 Jay Street Nashville, TN 37210	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Nashville, TN 37203	119-06-0-06DA 14674

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **MARK T. COX, UNMARRIED**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **DAMON ALLEN COX AND HOLLEY MICHELLE COX, MARRIED**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No. 108 part of the W. C. Miller Home Place on the Plan of Sterling Heights, Section III, of record in Plat Book 1424, page 113, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark T. Cox, by warranty deed from Danny Ray Lee and wife, Melody Lynn Lee, of record in Book 8264, Page 235, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

All matters appearing on the Plan of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 57 Jay Street, Nashville, TN 37210.

NS2520

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 person 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 7th day of July, 2000.

Mark T. Cox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Mark T. Cox, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Nashville, Tennessee, the 7th day of July, 2000.

Notary Public

My commission expires: 8/5/02

HENRY E. RAGLAND, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002