WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Andrew W. Oliphant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 12-25-03
(AFFIX SEAL)

Instr:200008010075938 Page: 1 OF 3
REC'D FOR REC 08/01/2000 1:52:58PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $481.00

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew W. Oliphant (NAME)	First Horizon Home Loans (NAME)	MAP 42-15
103 South Graycroft Avenue (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 4
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (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, Nigel Stanley Cox and wife, Karen D. Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew W. Oliphant

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 small tract of land in the 11th Civil District of Davidson County, Tennessee, being shown as an unnumbered tract on the unrecorded Map of Marthonna and described as follows:

Beginning at a point in the east margin of Graycroft Road (now S. Graycroft Avenue), at 689.63 feet more or less south of the south margin of Old Hickory Boulevard, being the southwest corner of the property conveyed to Jas. O. Jones by deed of record in Book 2545, page 329, Register's Office for Davidson County, Tennessee; thence with said Jones south line South 86 degrees 02' East 270 feet to a point in the east margin of Graycroft Road; thence with the margin of the same North 2 degrees 58' East 120 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property as described in Agreed Final Order in the Third Circuit Court for Davidson county, Tennessee, being The Metropolitan Government of Nashville and Davidson County vs. Virginia C. Thomas, of record in Book 8493, Page 459, Register's Office for Davidson County, Tennessee:

TRACT NO. 42-15-4 - Right-of-Way
Beginning at a point on the northwest corner of parcel 4 of map 42-15 and lying on the easterly right-of-way line of Graycroft Avenue; thence S 83 degrees 20' 22" E for a distance of 0.07 feet to a point; thence S 6 degrees 47' 53" W along proposed right-of-way line for a distance of 73.84 feet to the point of beginning and containing therein an area of 2.58 more of less square feet.

CONTINUED

unimproved ( )
This is improved (X) property, known as 103 South Graycroft Avenue, Madison, TN 37115
(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 our hand S this 27th day of July, 2000

Nigel Stanley Cox

Karen D. Cox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nigel Stanley Cox and wife, Karen D. Cox

the bargainor S, 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 at Goodlettsville, Tennessee, this 27th day of July, 2000.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Temporary Easement for Slope Purposes
BEING a 15 foot wide strip of land lying adjacent to, parallel, and on the east side of the existing right-of-way line of South Graycroft Avenue for a distance of 94 feet and containing therein an area of 1410 more or less square feet.

Permanent Drainage Easement
BEGINNING at a point at approximately Sta. 47+43.96, 25.04 feet right of existing baseline of Project 85-R-50, Graycroft Avenue; thence N 06 degrees 44' 38" E for a distance of 26.04 feet to a point; thence N 83 deg. 20' 22" W for a distance of 35.00 feet to the point of beginning and containing therein an area of 911.30 more or less square feet.

Being the same property conveyed to Nigel Stanley Cox and wife, Karen D. Cox by deed from Virginia C. Harper Thomas, of record in Book 8565, Page 639, Register's Office for Davidson County, Tennessee.