FOR RECORDING PURPOSES

RETURN TO:
CO[illegible] AGENCY
[illegible]LE, INC.
[illegible]LLATIN RD. SOUTH
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 127,000.00

Marvin D Cox
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 8/25/00

Denise C. Collins
NOTARY PUBLIC

COMMISSION EXPIRES: 5-30-2004

THIS INSTRUMENT PREPARED BY:
Title Transfer Services, Inc.
7112 West Jefferson Avenue, #210, Lakewood, CO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
MARVIN D. COX KIMBERLY M. COX 3008 SPLIT OAK TRAIL ANTIOCH, TN 37013	FRANKLIN AMERICAN MORTGAGE CO 501 CORPORATE CENTRE DR. STE 400 FRANKLIN, TN 37067	MAP 149-6 PARCEL 86

FOR AND IN 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, I/WE, **Steven R. Tessier and wife, Virginia W. Tessier**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

MARVIN D. COX AND WIFE, KIMBERLY M. COX

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 76 on the Plan of Oakwood Subdivision, Phase II, Section I, of record in Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to STEVEN R. TESSIER and VIRGINIA W. TESSIER, HUSBAND AND WIFE by Deed from JUDITH MARIE McDONALD BECKER, of record in Brook 10510, page 711, Register's Office for DAVIDSON County, Tennessee.

SAID PROPERTY IS SUBJECT TO EXCEPTIONS SHOWN ON EXHIBIT "A" ATTACHED HERETO

Instr:200008300085905 Page: 1 OF 3
REC'D FOR REC 08/30/2000 2:43:37PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $469.90

This is ☐ IMPROVED ☐ UNIMPROVED PROPERTY KNOWN AS: **3008 Split Oak Trail**
Antioch, TN 37013

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 4/12/00

Steven R. Tessier

Virginia W. Tessier

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Steven R. Tessier and wife, Virginia W. Tessier**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this date of 4/12/2000.

Commission Expires: 1/27/2001

Notary Public

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 149-6, PARCEL 86).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 126, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of covenants, Conditions and Restrictions, of record in Deed Book 7981, Page 478, as amended in Book 8038, page 838, Book 8191, page 323, Book 8313, page 17, Book 9237, page 1, and Book 9781, page 987, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Oakwood Homeowners Association, of record in Book 7981, page 474, said Register's Office.

5. Dedication of Residential Lot to be used as amenity area, of record in Book 9781, page 991, said Register's Office.