SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Louis W. Cox, Jr. 5616 Fairhaven Drive Nashville, TN 37211	Same	Map 161-10B Parcel 83C0

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, Marsha H. Denton, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Louis W. Cox, Jr., unmarried, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 274 of Villages of Brentwood, Second Revision, Phase 6, as of record in Book 6900, page 316, amended in Book 7547, page 937, said Register's Office.
>
> Said Lot No. 274 fronts 35.00 feet on the southerly side of Fairhaven Drive and runs back 106.42 feet on the easterly lot line and 88.71 feet on the westerly lot line to a line in the rear which measures 81.92 feet thereon.
>
> Being the same property conveyed to Marsha H. Denton by warranty deed from Fox Ridge Homes, Inc., of record in Book 8409, page 41, Register's Office for Davidson County, Tennessee.
>
> This is the same legal description as used in the last deed of conveyance.
>
> This is improved property known as 5616 Fairhaven Drive, Nashville, TN 37211.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns forever.

Davidson County DEEDWARR
Recvd: 05/10/01 14:36 3pgs
Fees:15.00 Taxes:455.10
20010510-0048750

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. The 2001 Davidson County real property taxes, which have been prorated between the parties.

2. The Plan of record in Book 6900, page 316, amended in Book 7547, page 937, said Register's Office, shows an Owner's Certificate, a 10 foot minimum building setback line from Fairhaven Drive, a 20 foot minimum building setback line from the rear lot line, a 5 foot minimum building setback line from each side lot line, a 10 foot public utility and drainage easement on the rear lot line, a 7 foot public utility and drainage easement on the westerly lot line. NOTE: Each and every lot shall have a paved driveway 10 x 20 foot minimum.

3. Declaration of Covenants, Conditions, and Restrictions of record in Book 6143, page 11, amended in Book 6398, page 495, and Book 7207, page 251, said Register's Office.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors 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 our hands this 25th day of April, 2001.

Marsha H. Denton

MARSHA H. DENTON

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, MARSHA H. DENTON, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 25th day of April, 2001.

Notary Public

My Commission Expires:
Oct. 25, 2003

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $123,000.00.

Affiant

Sworn to and subscribed before me this 27th day of Apr, 2001.

Notary Public

My Commission Expires:
10/22/01

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