This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Fredda M. Lee and Linda P. English
4641 Woodside Drive
Old Hickory, Tennessee 37138

Davidson County DEEDWARR
Recvd: 09/05/01 09:15 3pgs
Fees:18.00 Taxes:225.70
20010905-0095729

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 64-4
PARCEL 53
4D-90234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark Steven Fox and Susan Fox Santry, the only living heirs of William M. M. Fox, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fredda M. Lee and Linda P. English, as joint tenants with right of survivorship, 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:

> BEING Lot No. 25A, Zone Lot Division of Lot 25, on the Plan of Lake Country, of record in Plat Book 5800, Page 346, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to William M. M. Fox by deed from Secretary of the Housing and Urban Development, of record in Book 8502, Page 1, Register's Office for Davidson County, Tennessee. The said William M. M. Fox having since died intestate and this property passess by intestate succession to Mark Steven Fox and Susan Fox Santry. (See exhibit A)

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6095, Page 656 and Plat Book 5800, Page 346; Book 6207, Page 285, and such easements and setback lines of record in Plat Book 5200, Page 493, and as amended in Book 5800, Page 346, said Register's Office.

Taxes for 2001 have been pro-rated and assumed by Grantees.

William M. M. Fox and William M. Michael Fox is one and the same person.

This is improved property known as 4661 Woodview Circle, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fredda M. Lee and Linda P. English, their heirs and assigns, forever; and we, Mark Steven Fox and Susan Fox Santry, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of August, 2001.

Mark Steven Fox

Susan Fox Santry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark Steven Fox and Susan Fox Santry, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FIRST AMERICAN TITLE GUARANTY COMPANY

AFFIDAVIT AS TO HEIRS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28TH day of August, 2001, before me personally appeared: Carol Fox to me personally known, who being by me duly sworn, pursuant to Tennessee Code Annotated, Section 30-2-712, for the purpose of establishing ownership in the following described property, on oath did say that Affiant is familiar with the family history of William M. Michael Fox, deceased who was the owner of the following property known as: 4661 Woodview Circle, OLD HICKORY TN 37138

And that said decedent died on the 3rd day of December, 2000, and that the place of residence and homestead, at the time of death, was as follows: 4661 Woodview Circle, OLD HICKORY TN 37138

And Affiant further states that said deceased left surviving the following persons, as heirs or otherwise interested in the estate:

Name of widow or widower - None

Divorced wife or husband - None

Children - None

Siblings - Mark Steven Fox and Susan Fox Santry

Adopted children - None

Decendants of deceased children

And Affiant further states that said decedent left no other children or adopted or descendants of deceased children or adopted children.

And that all of the above parties are over the age of twenty-one years, except the following:

Names of minors

And said deceased did not leave a will

And that the debts against said estate (have)-(have not) been paid.

Carol Fox

Carol Fox

Subscribed and sworn to before me this the day and year above written

Susan B. Miller

Notary Public

My commission expires: 3/30/2004

NOTARY PUBLIC AT LARGE

EXHIBIT A