WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/01 11:51 2pgs
Fees:13.00 Taxes:449.92

20011120-0127326

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th Day of ~~November, 2001~~

Notary Public

MY COMMISSION EXPIRES: 11801

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Brown and Shannon Brown	Franklin American Mortage	98/9.00
(NAME) 5944 New Hope Road	(NAME) 501 Corporate Center Dr Ste 400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin , Tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John R Cox and Joan R Herndon Cox**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andy Brown and Shannon Brown** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being a tract of land on the Westerly margin of South New Hope Road which is described according to a Deed of record in Book 9110, page 361, Register's Office, Davidson County, Tennessee and further described according to a Mortgage Loan Inspection made by Campbell, McRae and Associates Surveying, Inc. dated September 19, 1997, License No. 1673 as follows:

Beginning at a point in the Westerly margin of South New Hope Road; said point being the southeast corner of the herein described tract and the southeast corner of the centerline of a T.V.A. easement; thence leaving said point and the Westerly margin of said road; South 70 degrees, 00 min., 20 seconds West, 191.11 feet to a point; thence North 19 degrees, 17 min., 29 seconds West, 192.25 feet to a point; thence North 84 degrees, 14 min., 36 seconds East, 187.38 feet to a point in the Westerly margin of South New Hope Road; thence with said margin with a curve to the left, having a radius of 1118.84 feet and a length of 146.43 feet to the point of beginning.

Being the same property conveyed to Joan R Herndon Cox and husband John R Cox by deed from Keith B Novak and wife Debra L Novak dated 2/23/99 and filed in Book 11363, page 764, said Register's Office.

This is unimproved ( )
improved( ) property, known as 5944 New Hope Road Hermitage TN 37076
(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 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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.

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/our hand(s) this 12th Day of November, 2001.

John R Cox

Joan R Herndon Cox

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared John R Cox and Joan R Herndon Cox, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th Day of November, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11 18 01

