Davidson County DEEDWARR
Recvd: 04/23/02 08:12 2pgs
Fees:13.00 Taxes:1413.40
20020423-0049701

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $382,000.00. **Affiant** Subscribed and sworn to before me, this 18th day of April, 2002. Notary Public My Commission Expires: 3-26-02

Address New Owner As Follows: Donald A. Cox, III 1721 Beechwood Avenue Nashville, Tennessee 37212	Send Tax Bills To: Same as new owner	Map-Parcel Number: 104-16-264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW P. SLOCUM, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DONALD A. COX, III, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot 229 on the Plan of the Belmont Land Company's Subdivision, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 229 fronts 50.0 feet on the southerly side of Beechwood Avenue and runs back between parallel lines with the easterly margin of Hawthorne Place, 175.0 feet to an alley.

Being the same property conveyed to Matthew P. Slocum and wife, Kristin A. Slocum by deed from Keith A. Flippo and Kenneth Gordon Ganeaux, as joint tenants with rights of survivorship, of record in Book 11661, page 229, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Matthew Preston Slocum by deed from Kristin A. Slocum, of record as Instrument No. 20011101-0119182, Register's Office for Davidson County, Tennessee. Matthew P. Slocum and Matthew Preston Slocum is one and the same person.

The description used is the same as the previous deed of record.

This conveyance is made subject to the following:

1. 2002 Metro taxes, a lien but not yet due and payable, which shall be paid by the Grantee. Grantee agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

This is improved property known as 1721 Beechwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and I covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of April, 2002.

MATTHEW P. SLOCUM

BY: **CHAD WILLIAMS, ATTORNEY IN FACT**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHAD WILLIAMS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY-IN-FACT FOR MATTHEW P. SLOCUM,** and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of April, 2002.

Notary Public

My Commission Expires: 10/25/03

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