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:
Douglas A. Traxler
283 Granger View Circle
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/01/02 08:58 2pgs
Fees:13.00 Taxes:164.95
20020501-0053288

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-1
PARCEL 163
27W-20485

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harold G. Cox and wife, Helen V. Cox hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Douglas A. Traxler, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 50 feet of Lot No. 12 on the Map of W. H. Hyronemus Addition, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 12 fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Harold G. Cox and wife, Helen V. Cox, by deed from Charlie M. Bryant and wife, Marie L. Bryant of record in Book 10890, Page 679, Register's Office for Davidson County, Tennessee.

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

Taxes for 2002 have been pro-rated and assumed by Grantee.

This is improved property known as 1037 Granada Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas A. Traxler, his heirs and assigns, forever; and we, Harold G. Cox and wife, Helen V. Cox do covenant with the said Grantee 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 Grantee, his 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 30th day of April, 2002.

Harold G. Cox

Helen V. Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold G. Cox and wife, Helen V. Cox 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 30th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 44,581.23.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004