THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 05/06/02 14:44 2pgs
Fees:13.00 Taxes:185.00
20020506-0055451

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Vivian P. Fox<br>1420 Neelys Bend Road<br>Madison, TN 37115 | Same as New Owner | Map 63<br>Parcel p/o 168 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES BERNARD FOX, an unmarried man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto VIVIAN P. FOX, a unmarried woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 9th Councilmanic District of Davidson County, Tennessee described according to a survey dated April 19, 2002 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at an iron pin in the westerly margin of Neelys Bend Road, a corner to the property conveyed to Richard B. Fox by Will Book 67, page 370, Probate Office for Davidson County, Tennessee (Map 63, Parcel 1 TAODCT), said point being approximately 470 feet South of Nawakwa Trail; thence with said margin of said Road, South 15 deg. 30' 00" East 155.00 feet to an iron pin; thence South 77 deg. 38' 00" West 413.58 feet to an iron pin; thence North 15 deg. 30' 00" West 155.00 feet to an iron pin in the line of Richard B. Fox; thence with the line of Richard B. Fox, North 77 deg. 38' 00" East 413.58 feet to the point of beginning, and containing 1.469 acres, more or less.

BEING a part of the same property conveyed to Charles Bernard Fox, an unmarried man, by deed of record in Book 10746, page 222, Register's Office for Davidson County, Tennessee.

The said property is unimproved property located on Neelys Bend Road, Madison, TN 37115.

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, her heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the taxable year 2002, which will be paid, in full, by the GRANTOR, without proration.
2. All other matters apparent and of record in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES WITHOUT AN EXAMINATION OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN BY THE PREPARER.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Charles Bernard Fox

CHARLES BERNARD FOX

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES BERNARD FOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 2nd day of May, 2002.

Diana C. Frey

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Charles Bernard Fox

Affiant

Sworn to and subscribed before me, this the 2nd day of May, 2002.

Diana C. Frey

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005