Davidson County DEEDWARR
Recvd: 05/29/02 13:51 3pgs
Fees:18.00 Taxes:640.10
20020529-0065097

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of May, 2002.

Notary Public

My Commission Expires: 12-15-04

LAURIE M. HART NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Frank Brannon and Pam J. Carr- Brannon
729 McMurray Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 161-06-0
277.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles B. Cox and wife, Elizabeth T. Cox, and Chapman B. Cox** hereinafter referred to as Grantors, hereby transfers and conveys to **Frank M. Brannon, Jr. and wife, Pamela J. Carr-Brannon** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of McMurray Estates, of record in Plat Book 4715, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles B. Cox and wife, Elizabeth T. Cox by Warranty Deed from Geary M. Schindel and wife, Susan D. Schindel of record in Book 11549, page 856, Register's Office for Davidson County, Tennessee. A undivided one-tenth interest was given to Chapman B. Cox by Warranty Deed from Charles B. Cox and wife, Elizabeth T. Cox of record in Book 11657, Page 521, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4715, Page 46, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 729 McMurray Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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, unless otherwise herein set out; and I do further covenant and bind myself, my 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of May, 2002.

Charles B. Cox by Robert Gurley Atty in fact
Charles B. Cox

Elizabeth T. Cox by Robert Gurley Atty in fact
Elizabeth T. Cox

Chapman B. Cox by Robert Gurley Atty in fact
Chapman B. Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Gurley, with whom I am personally acquainted and who proved himself to be the attorney in fact of Charles B. Cox and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2002.

Notary Public

My Commission Expires: 11/2/05

WILLIAM K. THOMAS NOTARY PUBLIC AT LARGE

05363-BP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Gurley, with whom I am personally acquainted and who proved himself to be the attorney in fact of Elizabeth T. Cox and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2002.

Notary Public

11/2/05
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary in and for said County and State, the within named Robert Gurley, with whom I am personally acquainted and who proved himself to be the attorney in fact of Chapman B. Cox and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2002.

Notary Public

11/2/05
My Commission Expires