ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Alexander Prizont 7480 ~~7108~~ Highway 70 South Nashville, TN 37221	Fifth Third Mortgage 38 Fountain Sq. Plaza Cincinnati, OH 45263	MAP and PARCEL 142-2 3

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 08/14/02 10:21 3pgs
Fees:18.00 Taxes:573.50

20020814-0098267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Richard Gary Cox, Jr., and Sharon Renee Cox** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alexander Prizont, ~~a married person~~** and wife, AllaPrizont (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Lot No. 3 on the plan of the Resubdivision of Lot 3 and Lot 98, Cross Timbers, Sections 1 and 2, as of record in Book 4715, Page 111, Register's Office for said County, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to J.E. Carson and wife, Jennie Lewis Carson, an undivided one-half interest and to Olivia C. Sawyer, an undivided one-half interest by Warranty Deed from James E. Patterson and wife, Evelyn Patterson. The said J.E. Carson and wife, Jennie Lewis Carson, conveyed their one-half undivided interest in the subject property to Olivia C. Carson by Warranty Deed of record in Book 4785, Page 949, said Register's Office. Olivia C. Sawyer and Olivia C. Carson are one and the same person. See also Quitclaim Deed of record in Book 6222, Page 90, said Register's Office.

TRACT 2: Being a triangular tract or parcel of land, the easterly part of Lot No. 98, Section II, Cross Timbers Subdivision, of record in Book 3700, Page 92, [now Book 4715, Page 111], Register's Office of Davidson County, Tennessee, and more particularly described according to an unrecorded survey prepared by Donald A. Ramsay, Sr., dated March 9, 1974, as follows:

Beginning at a monument at the southeast corner of the said Lot 98, said monument being south 80 deg. 08 min. east 165.00 feet from an iron pin in the easterly margin of Carriage Drive at the southwest corner of the said Lot 98; thence with the southeast line of said Lot 98, the northwest line of Olivia C. Sawyer's existing property, north 46 deg. 29 min. east 76.20 feet to a monument, the common corner and intersection of Lots 95, 96, and 98; thence with the northeasterly line of said Lot No. 98, the southwesterly line of Lot 96, north 57 deg. 49 min. west 41.00 feet to an iron pin; thence south 15 deg. 27 min. west 76.96 feet to the point of beginning.

Being the same property conveyed to Olivia C. Sawyer by Warranty Deed from Hubert O. Robertson and wife, Ola R. Robertson, of record in Book 4801, Page 353, said Register's Office. See also Quitclaim Deed of record in Book 6222, Page 90, said Register's Office.

Olivia C. Sawyer, Olivia C. Carson, Olivia Sawyer, and Olivia Carson Sawyer are all one and the same person. Olivia Sawyer died on July 23, 2000, and was predeceased by her husband, Herbert Boyd Sawyer who died on May 16, 1994. Olivia Carson Sawyer devised the subject property to Richard Gary Cox, Jr., and Sharon Renee Cox with an interest to Virginia Leigh Carson and Gracie Mai Barnes by Last Will and Testament, Docket No. 01P282, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The said Virginia Leigh Carson and Gracie Mai Barnes having since died.

This is property with a common address of ~~7108~~ 7480 Highway 70 South, Nashville, TN 37221.

PROPERTY CONVEYED "AS IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4715, Page 111, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 3949, Page 258; Book 4064, Page 909; Book 4318, Page 652; and Book 5425, Page 362, said Register's office.

Richard Gary Cox AKA Richard Gary Cox, Sr., as Executor of the Estate of Olivia Carson Sawyer, hereby joins in this Warranty Deed to further warrant the title to the subject property including but not limited to warranting that there are no matters (including any claims or liens) against the estate that would affect the title to the subject property.

Richard Gary Cox, Jr., and Sharon Renee Cox further warrant that they have never lived in the subject property as married persons.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **7th** day of **August, 2002**.

X Richard Gary Cox Jr.
Richard Gary Cox, Jr.

X Sharon Renee Cox
Sharon Renee Cox

Richard Gary Cox AKA Richard Gary Cox Sr. EXEC
Richard Gary Cox AKA Richard Gary Cox, Sr.,
Executor of the Estate of Olivia Carson Sawyer

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Richard Gary Cox, Jr. and Sharon Renee Cox** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **7th** day of **August, 2002**.

Notary Public
My Commission Expires: 1-28-2006

STATE OF TENNESSEE
COUNTY OF Cheatham

On this 7th day of August 2002, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Richard Gary Cox AKA Richard Gary Cox, Sr.,** 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 Executor of **the Estate of Olivia Carson Sawyer,** and is authorized by said estate to execute this instrument on its behalf by virtue of Letters Testamentary issued on July 5, 2001, Docket No. 01P282, Seventh Circuit Court of Davidson County, Tennessee.

Witness my hand and official seal at office, this 7th day of August 2002.

Cindy S Smith

Notary Public
My Commission Expires: 1-28-2006

[**STATE OF TENNESSEE**]
[**COUNTY OF** Williamson]
[The actual consideration or value, whichever is greater for this]
[transfer is $155,000.00]
[ ]
[ ]
[Subscribed and sworn before me this 7th day of August, 2002.]
[ ]
[My Commission Expires: 12/11/05]

Mandy Baird
Affiant

Notary Public

J. TALENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON TENN.

File No. 0208-194.wd