PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 09/04/02 13:46 2pgs
Fees:13.00 Taxes:529.10
20020904-0107009

W & I Ref: (SK) Title No: 43672

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kay McLerran 1311 Riverwood Drive Nashville, Tennessee 37216	SAME

TAX MAP-PARCEL NUMBERS: 061-12-116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$143,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas G. Cox, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kay McLerran** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of Eastdale Place of record in Book 547, pages 29 and 30, Register's Office for said County.

SAID Lot No. 63 fronts 100 feet on the northerly margin of Riverwood Drive and extends back between parallel liens 200 feet to a dead line in the rear.

BEING the same property conveyed to Douglas G. Cox and spouse Martha A. Cox by deed from Annie Margaret Wilson, a single person of record in Book 8386, page 112, said Register's Office. The said Douglas G. Cox and wife, Martha A. Cox have since divorced. By Quitclaim Deed of record in Book 9318, page 123, said Register's Office, the said Martha A. Cox conveyed her interest in subject property to Douglas G. Cox.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, pages 29 and 30, said Register's Office; a 20 foot easement for sanitary sewers and/or storm drainage along the rear line of said lot and 10 foot temporary construction easement southwest of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4786, page 471, said Register's Office.

This is improved property, known as: 1311 Riverwood Drive, Nashville, Tennessee 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2002

Douglas G. Cox

Jodi S. Cox

State of TENNESSEE

County of WILLIAMSON

On this 30th day of August, 2002 , before me the undersigned authority, personally appeared **Douglas G. Cox** and Jodi S. Cox, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $143,000.00

Affiant

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Sworn and subscribed before me this 30th day of August, 2002

Notary Public

My Commission Expires: 3/10/2003