Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Bobby Ray Cox
2404 Scott Valley Drive
Nashville, Tennessee 37217

Davidson County DEEDWARR
Recvd: 01/14/03 08:16 2pgs
Fees:13.00 Taxes:296.00
20030114-0005506

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Bank, National Association
401 Union Street
Nashville, TN 37219

MAP **149-3**
GROUP **C**
PARCEL **4.0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steve J. Mortillaro, Jr., unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Bobby Ray Cox and Jaala Dawn Cox**, hereinafter called the "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 Unit No. 19A on the Plan of Horizontal Property Regime/Private Element Plat, Lot 19 & 20, Edge-O-Lake Villa of record in Plat Book 5200, page 664, and amended in Instrument No. 20010330-0030777, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Steve J. Mortillaro, Jr., by deed from Houston Ezell Corporation of record in Instrument no. 20010409-0034424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 2404 Scott Valley Drive, Nashville, Tennessee 37217.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 30th day of December, 2002.

Steve J. Mortillaro, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steve J. Mortillaro, Jr., unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 1/27/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1/27/06