WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/03 09:51 2pgs
Fees:13.00 Taxes:462.50

20030117-0007366

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS/$ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Brown, Jr. (NAME)	The Farmers Bank (NAME)	MAP 16
7112 Lama Terra Drive (ADDRESS)	P.O. Box 657 (ADDRESS)	PARCEL 141.00
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	White House, Tennessee 37188 (CITY) (STATE) (ZIP)	10 D24253

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John M. Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Brown, Jr., unmarried

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:

BEING Lot No. 57, on the Plan of Section One, Lama Terra, of record in Book 4860, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 57 fronts 280.05 feet on the easterly margin of Lama Terra Drive and extends back 280.0 feet on the southerly line and 275.6 feet on the northerly line to a dead line in the rear, measuring 109.53 feet thereon.

Being the same property conveyed to John M. Cox and wife, Tiffany L. Cox by deed from Will Austin and wife, Jennifer C. Austin of record in Book 9622, Page 100, Register's Office, Davidson County, Tennessee. Said property was further conveyed to John Matthew Cox (a/k/a John M. Cox) from Tiffany L. Cox by divorce decree of record in Instrument Number 20000216015487 and by Quitclaim Deed of record in Instrument Number 200003010019948, Register's Office for Davidson County, Tennessee.

John M. Cox and John Matthew Cox is one in the same person.

This is the same description as in previous deed of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 7112 Lama Terra Drive, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 13th day of January, 2003

John M. Cox

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Cox

the bargainor _____, 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 and official seal at White House, Tennessee, this 13th day of January 2003.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Subject to notes on plat of record in Book 4860, Page 33, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines, public utility and drainage easement, utility anchor easements, primary sewage soil absorption area and secondary sewage soil absorption area of record in Book 4860, Page 33, said Register's Office.