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This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/13/03 15:24 2pgs
Fees:13.00 Taxes:499.50
20030513-0064408

ADDRESS NEW OWNER:

Rogina B. Baker
3000 Hillsboro Rd., #122
Nashville, TN 37215

SEND TAX BILL:

New Owner

MORTGAGEE:

MAP AND PARCEL:
Map 117-03-0-A
Parcel 122 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, George J. Cox, a single man, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Rogina B. Baker, a single woman, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 122 as shown on the Plat of Versailles Apartments, of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to George W. Cox and wife, Mina Maye Cox, by deed of record in Book 5205, page 515, said Register's Office. The said Mina Maye Cox having since died.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 3000 Hillsboro Rd., #122, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 9th day of May, 2003.

George J. Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared George J. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of May, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

Regina B. Baker
AFFIANT

Subscribed and sworn to before me
this 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006