WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/29/03 14:26 2pgs
Fees:13.00 Taxes:447.70

20030829-0125936

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

h-1143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly R Francis	Guaranty Trust Company	095-04-0133.00
(NAME)	(NAME)	
218 Blanchard Place	640 Broadmor Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jack V. Cox, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly R Francis, 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. 67 on the Map of Eva-Mor Heights of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being that same property conveyed to Jack V. Cox and wife, Theresa A. Cox by deed from Joseph W. Burns Perry and wife, Wilma N. Perry of record in Book 3436, Page 473, said Register's Office. Theresa A. Cox having since died leaving Jack V. Cox the surviving Tenant by the Entirety.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Jacqueline Jean Stanfill executes this Warranty Deed for and on behalf of Jack V. Cox also known as Jack Vernon Cox pursuant to a Power of Attorney recorded simultaneously herewith at Instrument # 20030829-0125935, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 218 Blanchard Place, Nashville, TN 37214
(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 21st day of August, 2003.

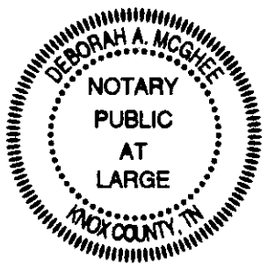
Jack V. Cox by Jacqueline Jean Stanfill, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jacqeline Jean Stanfill , known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jack V. Cox also known as Jack Vernon Cox, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jack V. Cox. Witness my hand and Notarial Seal this 21st day of August, 2003.

Deborah A. McGhee
Notary Public

My Commission Expires: 7-3-07



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076