Davidson County DEEDWARR
Recvd: 11/04/03 13:08 2pgs
Fees:13.00 Taxes:3330.00
20031104-0161700

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Return To:
First Title & Escrow
File Box 9B
#21945

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Patricia Green
Affiant

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29 day of October 2003.

Donald E. Kniffen
Notary Public

My Commission Expires: 11/25/2006

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Thomas F. Cox Nan B. Cox 617 Westview Avenue Nashville, TN 37205	SunTrust Mortgage, Inc. 201 4th Avenue North 7th Floor Nashville, TN 37219	130-3-22

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dolores H. Davis, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas F. Cox and wife, Nan B. Cox,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being the southerly 115.8 feet front and the 120.6 feet rear of Lot No. 172 and the northerly 100 feet of Lot No. 173 on the Plan of Royal Oaks Subdivision of the Baker Tract, as of record in Book 421, page 102 and 103, Register's Office for said County, more described as follows:

Said part of said lots adjoin and front together 215.8 feet on the westerly side of Westview Avenue and extends back 414.1 feet on the northerly line of Part of Lot No. 172 and 412 feet, 1 inch on the southerly line of Part of Lot No. 173 to a dead line in rear on which they measure 220.6 feet thereon.

Being the same property conveyed to Dolores H. Davis by deed of record in Book 9434, page 694, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. **[illegible] 2004

2. [illegible]

** Taxes for the year 2004 and all subsequent years.

All matters shown on Plan of record in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 617 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of October, 2003.

By: Dolores H. Davis

Dolores H. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Dolores H. Davis, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 29th day of October, 2003.

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006