THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Sandra L. Cox, et al
106 Ridge Dr.
Hendersonville, Tennessee 37075

Send Tax Bills To
Same

Map-Parcel No.
Map 61-2

Parcel 55

Warranty Deed

For and in consideration of the sum of $53,499.11, the receipt of which is hereby acknowledged, Thelma Lomax, a widow, Grantor, transfers and conveys to Sandra L. Cox, Wayne C. Lomax, Connie L. Brugman, Jerry G. Lomax, Lynn L. Lovvorn, as joint tenants, with right of survivorship, a certain tract or parcel of land located in Davidson County, Tennessee:

TRACT I. Land in Davidson County, Tennessee, being Lot No. 334 on the plan of Gra-Mar Acres, Section XI, as of record in Book 2663, Page 113, Register's Office for said County.

Said Lot No. 334 fronts 182.4 feet on the southeasterly side of Joyce Lane and runs back 133.3 feet on the northeasterly line and 238.6 feet on the southwesterly line to dead line in the rear, which is a broken line, on which it measures 211.6 feet.

TRACT II. Being Parcel No. 1 on an unrecorded Map by Sweeney Clark Realty Company of a part of the west part of Lot No. 4 on the Map of the Subdivision of William Bradford Land of record in Book 547, page 91, Register's Office for said County, and described according to a copy of a survey made by Barge-Waggoner and Sumner, Inc., Engineers, dated January 10, 1963 as follows:

BEGINNING at a concrete monument at a rear easterly corner of Lot No. 334 as shown on Plan of Section XI of Gra-Mar Acres, of record in Book 2663, page 113, said Register's Office; thence along the easterly rear line of said lot, North 2 degrees 31 feet East 177.4 feet to the corner of said lot and of a Reserved Parcel shown on said Plan; thence South 42 degrees 05 feet East 251.5 feet to a point; thence South 44 degrees 13 feet West 124.9 feet to the point of beginning.

The above described property is being conveyed subject to restrictions of record in Book 2875, page 474, which affect Gra-Mar Acres, Sec. XI, of record in Book 2663, page 113, Register's Office, and are hereby made applicable to the above described property.

This conveyance is subject to easements, restrictions, and setback lines of record applicable to said property.

Being the same property conveyed to Sandra L. Cox, Wayne C. Lomax, Connie L. Brugman, Jerry G. Lomax, and Lynn L. Lovvorn by deed from Thelma W. Lomax, of record in Record Book 9121, Page 244-246, Register's Office for Davidson County, Tennessee.

This is improved property, known as 596 Joyce Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantees that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for any encumbrances of record.

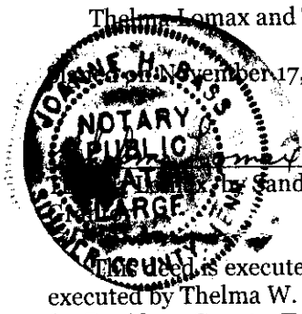
Davidson County DEEDWARR
Recvd: 11/21/03 09:23 2pgs
Fees:13.00 Taxes:197.95
20031121-0169758

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantees, Grantees' heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

The effect of this instrument will be to terminate the life estate held by Grantor thereby transferring and conveying the parcel of land in its entirety to the Grantees.

Thelma Lomax and Thelma W. Lomax is the same person.

Witness my hand on November 17, 2003.



Signature by Sandra L. Cox

Sandra L. Cox, Attorney in Fact

This deed is executed pursuant to the authority conferred with the Durable Power of Attorney executed by Thelma W. Lomax and recorded on March 15, 2003, in Book 8888, Page 70, Register's Office for Davidson County, Tennessee.

State of Tennessee
County of Sumner

Personally appeared before me, Sandra L. Cox, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument as attorney-in-fact for Thelma W. Lomax, Grantor, and who acknowledged that s/he executed the same as the free act and deed of Thelma W. Lomax.

Witness my hand, at office, on November 17, 2003.

Joanne H. Boss

Notary Public
My commission expires: September 3, 2006

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 53,499.11. Subscribed and sworn to before me on November 17, 2003.

Sandra L. Cox

Sandra L. Cox, Affiant

Joanne H. Boss

Notary Public
My commission expires: September 3, 2006