THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $789,000.00. Affiant Subscribed and sworn to before me this 9th day of January, 2004. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 22191-12-2003** File Box 9B	

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Evan B. Lindsey Caroline W. Lindsey 4324 Signal Hill Drive Nashville, TN 37205	CCB Mortgage Servicing P.O. Box 30046 Durham, NC 27702-3046	Map No.116.15 Parcel No. 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas F. Cox and wife, Nan B. Cox**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan B. Lindsey and wife, Caroline W. Lindsey** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4324 Signal Hill Drive, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of January, 2004.

Thomas F. Cox

Nan B. Cox

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas F. Cox and Nan B. Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 01/13/04 15:49 2pgs
Fees:13.00 Taxes:2919.30

20040113-0005520

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 Block "8" on the Plan of A Resubdivision of a part of Royal Oaks Subdivision as of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas F. Cox and wife, Nan B. Cox by deed dated September 11, 1992 from Mary Pauline Hager Steiner and husband, Keith J. Steiner, Keith James Steiner, Jr., Susan Mary Stevens and Jonathan Harry Steiner of record in Book 8728, page 154, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Easement for sanitary sewer of record in Book 5854, pages 982 and 984, Register's Office for Davidson County, Tennessee;
3) All matters appearing on the Plan of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.