V

Davidson County DEEDWARR
Recvd: 02/26/04 15:43 2pgs
Fees:13.00 Taxes:675.25
20040226-0022155

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

ADDRESS NEW OWNER:

Ramona E. Fox
440 Old Towne Drive
Brentwood, TN 37027

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 160-16
Group C
Parcel 7 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, **Kelly Mullins, a/k/a Kelley M. Mullins, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ramona E. Fox, married**, ("Grantee"), her 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. 7 on the Plan of The Terraces at Brentwood Chase, of record in Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kelly Mullins by deed from Michael P. Murphy and wife, Jody R. Murphy, of record in Instrument No. 20030708-0093395, said Register's Office. The said Kelly Mullins and Kelley M. Mullins are one and the same person.
>
> 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 440 Old Towne Drive, Brentwood, TN 37027.

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 she 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 herself, her 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 20th day of February, 2004.

Kelley M Mullins by Belinda O Mullins, Attorney in Fact
Kelley M. Mullins by Belinda O. Mullins, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20040226-0022154, Register's Office for Davidson County, Tennessee.

STATE OF Alabama)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Belinda O. Mullins, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Kelley M. Mullins and who acknowledged that she executed the same as the free act and deed of Kelley M. Mullins.

Witness my hand and official seal this 20 day of February, 2004.

Lynda T. Murchison
Notary Public

My Commission Expires: 4/1/17

LYNDA T. MURCHISON NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $182,500.00.

Barbara O. Fay
AFFIANT

Subscribed and sworn to before me this 25th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005