Return to:

File #200480039

All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

GREGG W. CLARK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Conley III, a married man,	Robert F. Conley III	Map: 86-A-35.00
(NAME) 209 Chandlers Pass Court	(NAME) 209 Chandlers Pass Court	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **STEVEN M. COX AND WIFE, TAMMY R. COX,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROBERT F. CONLEY III, A MARRIED MAN**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 35, on the Plan of A Planned Unit Development, Summit Run, Phase Two, as shown by plat appearing of record in Plat Book 9700, Page 660, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Steven M. Cox and wife, Tammy R. Cox by Warranty Deed dated September 28, 1998 of record in Book 11145, Page 669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 10326, Page 683 and in Book 10378, Page 251; Annexation of record in Book 11499, Page 321; Easement to First Suburban Water Utility of record in Book 7325, Page 994; Deed to Metro for Sewer of record in Book 10693, Page 703, Boundary Plat for the Marguerite Wright Smith property of record in Book 5200, Page 776; Boundary Plat of the Burris & Smith properties of record in Book 8250, Page 524, as corrected in Book 10021, Page 425; any and all matters shown on plat of record in Plat Book 9700, Page 660; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 209 Chandlers Pass Court, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 5th day of March, 2004.

Steven M. Cox by Bonnie Campbell as Attorney-in-Fact

Steven M. Cox, by Bonnie Campbell as Attorney-in-Fact

Tammy R. Cox by Bonnie Campbell as Attorney-in-Fact

Tammy R. Cox, by Bonnie Campbell as Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 03/12/04 14:47 2pgs
Fees:13.00 Taxes:610.13

20040312-0028818

STATE OF Tennessee

COUNTY OF Sumner

On this 5th day of March, 2004, before me personally appeared Bonnie Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Steven M. Cox and Tammy R. Cox and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. * Register's Office of Davidson County, Tennessee.

*20040312-0028817

Witness my hand and official seal, this 5th day of March, 2004.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066