File #200420113

Davidson County DEEDWARR
Recvd: 05/05/04 15:09 2pgs
Fees:13.00 Taxes:290.23

20040505-0051575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,440.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Cox and wife, Lindsay B. Cox	Long Beach Mortgage	Map: 133-06-82.00
(NAME) 3514 Sanford Ave.	(NAME) 7887 East Bellview 7th Floor	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Englewood, CO 80111	
(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, **CAREN RILEY CONNELL, NOW KNOWN AS, CAREN L. RILEY BYRD, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JOSEPH A. COX AND WIFE, LINDSAY B. COX**, 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. 28, on the Plan of D. M. Mincy's Addition to Flatrock, as shown by plat appearing of record in Plat Book 547, Page 24, 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 Caren Riley Connell and husband, Walter J. Connell by Warranty Deed dated May 9, 1997 of record in Book 10455, Page 595, and by Final Decree of record in Instrument No. 20020912-0111406 in the Register's Office of Davidson County, Tennessee subject property was further conveyed to Caren Riley Connell.

The said Caren Riley Connell is now known as Caren L. Riley Byrd.

This conveyance is subject to the following:
All matters shown on plat of record in Plat Book 547, Page 24 in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 3514 Sanford Ave., Nashville, TN 37211
(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 29th day of April, 2004.

Caren Riley Connell now known as Caren L. Riley Byrd

Caren Riley Connell, now known as Caren L. Riley Byrd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Caren Riley Connell, now known as Caren L. Riley Byrd who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2004.

Notary Public

My Commission Expires: _____

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064