WARRANTY DEED

First National Financial Title
205 Powell Place, Ste. 227
Brentwood, TN 37027
#29402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2004.

Notary Public L DYER SATUM

MY COMMISSION EXPIRES: May 29, 2005.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMM. EXP. 11/26/05

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc, 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Mathis	SAME	89-056
(NAME)	(NAME)	
7620 River Road Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James E. Cox Sr. and Stella V. Cox, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn Mathis, a married person**, 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: AND WIFE, VADA MATHIS

James E. Cox Sr.

Being Tract No. 2 of Beautiful View of record in Plat Book 8250, Page 248, said Register's Office, described as follows: Beginning at an iron pin in the westerly right-of-way of River Road being the southwest corner of Tract No. 1; thence along the right-of-way of River Road South 25 deg, 52 min, 09 sec west 200.79 feet to an iron pin; thence north 59 deg 04 min 39 sec west 404.73 feet to an iron pin; thence north 33 deg 10 min 55 sec west 534.09 feet to an iron pin being in the westerly line of the Pickney property and the northwest corner of the Tract.No.1; thence south 49 deg. 12 min. 57 sec east 425.55 feet to an iron pin; thence south 64 deg. 07 min. 51 sec east 450.00 feet, being the point of beginning containing 2.50 acres more or less according to a survey of Kenneth W. Morton, Tennessee Reg No. 623 dated

Being the same property conveyed to James E. Cox Sr. and wife Stella V. Cox by Warranty Deed from Treva A. Collins, Grantor and Harold E. Collins of record in Book 9246, page 423 said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7620 River Road Pike, Nashville, TN 37209**

(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 16th day of June, 2004.

James E. Cox

Stella V. Cox

Davidson County DEEDWARR
Recvd: 06/21/04 15:37 2pgs
Fees:13.00 Taxes:984.20

20040621-0073320

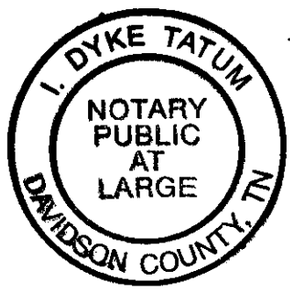
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared James E. Cox, Sr. and Stella V. Cox, husband and wife with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons whom executed the foregoing instrument for the purpose therein contained, and that she executed the same as their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 16th day of June, 2004.

Commission expires: May 29, 2005



I Dyke Tatum Notary Public