Davidson County DEEDWARR
Recvd: 06/25/04 11:10 2pgs
Fees:13.00 Taxes:382.95

20040625-0075621

WARRANTY DEED

B-CBB-04-1013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

Subscribed and sworn to before me this 18th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires SEPT 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Cavins	COUNTRYWIDE MORTGAGE	
1013 Brittany Park Drive (ADDRESS)	7105 CORPORATE DRIVE SUITE A (ADDRESS)	162-12-O-A-006.00 CO
Antioch, Tennessee 37013-3668 (CITY) (STATE) (ZIP)	PLANO, TX 75024 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN A. COBB, JR., AND WIFE DONNA VALLANCE-COBB, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN F. CAVINS, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land located in the Second (2nd) Civil District of Davidson County, Tennessee, being Lot #6, on the Plan of Phase 1A, Brittany Park Subdivision, a Planned Unit Development, of record in Plat Book 9700, Page 46, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to John A. Cobb, Jr. and wife, Donna Vallance Cobb by Deed dated September 25, 1996 and filed for record on October 7, 1996 in Book 10217, Page 360, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Deed Book 9938, Page 753; Easement for Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4202, Page 787; Easement of record in Book 7968, Page 191; Easement for Non-Exclusive agreement of record in Book 8113, Page 849 and amended in Book 8128, Page 92, all of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 10016, Page 870 and Instrument Number 20021025-0130771, Register's Office of said County.

Homeowners Association Charter filed for record in Book 10016, Page 886 and Book 10016, Page 900, in the Register's Office for Davidson, Tennessee.

By-Laws filed of record in Book 10016, Page 891, in the Register's Office for Davidson, County, Tennessee.

Dedication of Common Area-Open Space of record in Book 10021, Page 60, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1013 Brittany Park Drive, Antioch, Tennessee 37013-3668
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 18th day of June, 2004.

John A. Cobb, Jr.

Donna Vallance-Cobb

STATE OF Tennessee

COUNTY OF Davidson

I, Deena L. O'Brien the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that John A. Cobb, Jr. and wife Donna Vallance-Cobb personally appeared before me this day, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of June, 2004.

Notary Public

My Commission Expires: _____

(SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 18 day of June 2004, before me personally appeared John A. Cobb Jr to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donna Vallance-Cobb and who acknowledged that he/she executed the same as the free act and deed of the said Donna Vallance-Cobb by virtue of that Power of Attorney, duly executed by the said Donna Vallance-Cobb on _____ and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of June, 2004.

NOTARY PUBLIC

My Commission Expires: _____

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212