File #200450265

RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/24/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Charles Robert Kane	1st Farmers & Merchants Bank	Map: 161-14-B-82
(NAME)	(NAME)	Parcel:
5616 Fairhaven Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LOUIS W. COX, JR., AND WIFE DIANA MARIE COX, TENANTS BY THE ENTIRETY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHARLES ROBERT KANE, UNMARRIED**, hereinafter called the GRANTEE, his 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. 274, on the Plan of Second Revision-Phase Six, Villages of Brentwood, as shown by plat appearing of record in Plat Book 6900, page 280, revised in Book 6900, page 289, and 2nd revision in Book 6900, page 316, as amended in Book 7547, page 937, 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 Louis W. Cox, Jr., unmarried by Warranty Deed dated April 25, 2001 of record in Instrument No. 20010510-0048750, and being further conveyed to Louis W. Cox, Jr. and wife, Diana Marie Cox, tenants by the entirety by Quitclaim Deed dated June 17, 2003 of record in Instrument No. 20030617-0083132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495 and in Book 7207, Page 251; Charter of Villages of Brentwood Homeowners' Association of record in Book 6158, Page 352; Storm Water Detention Agreement of record in Book 11078, Page 191 and assignment of rights thereto of record in Instrument No. 20040622-0073413; Drainage and Public Utility Easement of record in Book 7547, page 937, said Register's Office; all matters shown on plat of record in Plat Book 6900, page 280, revised in Book 6900, page 289, and 2nd revision in Book 6900, page 316, as amended in Book 7547, page 937; 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 5616 Fairhaven Drive, 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 GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 Grantee 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 GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 07/23/04 15:13 2pgs
Fees:13.00 Taxes:514.30

20040723-0088498

Witness our hands this 20th day of July, 2004.

Louis W. Cox, Jr.

Diana Marie Cox

STATE OF Tennessee

COUNTY OF Davidson

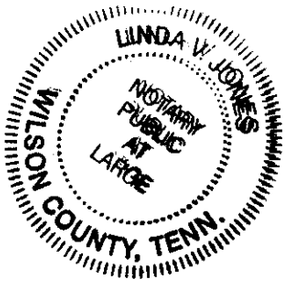
Before me, the undersigned Notary Public, personally appeared Louis W. Cox, Jr., and wife Diana Marie Cox, tenants by the entirety who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076