Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-5843

WARRANTY DEED

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

MY COMMISSION EXPIRES: JANUARY 28, 2006

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$228,000.00**.

Angela Cox
Affiant

Subscribed and sworn to before me, this the 4th day of August, 2004.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Angela Cox	**Angela Cox**	**172-05-0-B-074.00**
5709 Sterling Oaks Drive	**5709 Sterling Oaks Drive**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

John S. Maggart and wife, Sabrina G. Maggart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela 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 Lot No. 74, on the Plan of Sterling Oaks, Phase 1, as shown on plat of record in Plat Book 8250, page 998, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John S. Maggart and wife, Sabrina G. Maggart by deed from Pulte Homes Tennessee Limited Partnership dated 5/26/99 and recorded 6/1/99 in Book 11501, page 519, Register's Office for Davidson County, Tennessee.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plat Book 8250, page 998 for said County.

Declaration of Covenants, Conditions, Restrictions and By-Laws as contained in Book 10951, page 547, for said County.

Charter of Homeowner's Association of record in Book 10951, page 514, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **5709 Sterling Oaks Drive, Brentwood, TN 37027**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **4th** day of **August, 2004.**

Davidson County DEEDWARR
Recvd: 08/09/04 11:00 2pgs
Fees:13.00 Taxes:843.60

20040809-0095714

John S. Maggart

Sabrina G. Maggart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **John S. Maggart and wife, Sabrina G. Maggart,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th** day of **August, 2004.**

_____
Notary Public

My Commission Expires:_____

