Davidson County DEEDWARR
Recvd: 09/10/04 08:57 2pgs
Fees:13.00 Taxes:765.53
20040910-0109439

29-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of August, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires

My Commission Expires: 3/25/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kevin Cox and Susan Cox
6625 Autumnwood Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256

MAP-PARCEL NUMBERS:
155-08-0-c-034.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip Keith Breeden and wife, Kristie K. Breeden**hereinafter referred to as Grantors, hereby transfers and conveys to **Kevin Cox and wife, Susan Cox** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Poplar Creek, Phase II, as of record in Book 6900, pages 339 through 347, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Philip Keith Breeden and wife, Kristie K. Breeden by Warranty Deed from Barry L. Theobald and wife, Mary T. Theobald of record in Book 9258, page 447, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Pages 339-347, Register's Office for &*V28& County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5349, Page 921, Book 6474, page 346, as amended in Book 6486, page 587, and Book 6804, page 536, Book 6662, page 433, as amended in Book 6987, page 966, as amended in Book 7270, page 648, Book 7964, page 33, Book 9472, page 824, Register's Office for Williamson County, Tennessee.

Easement of record in Book 7099, Page 299, Register's Office for Williamson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6625 Autumnwood Drive, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 27th day of August, 2004.

Philip Keith Breeden

Philip Keith Breeden

Kristie K. Breeden

Kristie K. Breeden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Keith Breeden and wife, and Kristie K. Breeden, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2004.

Notary Public

My Commission Expires: 11.11.05

NOTARY PUBLIC

11231-BP