WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7549

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$134,000.00.**

Frances Foley
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2004.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
Frances Foley	**Amsouth Bank**	**108-04-0-A-073.00CO**
213 Fitzpatrick Place	**2050 Parkway Office Circle**	
Nashville TN 37214	**Birmingham, AL 35244**	

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,

Jeffrey N Cox, married

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

Frances Foley, an unmarried woman

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:

Being Lot No. 18 on the Plan of First Revision, The Villages of Larchwood, Phase II, Section 2, in Plat Book 9700, page 627, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Jeffrey N Cox, an unmarried person, by Deed from Jack Williams Construction Company, Inc., dated 11/30/1999, of record in Book 11767, page 210, Register's Office for Davidson County, TN.

Subject to Restrictions, Easements, and all matters of record on subdivision plat recorded in Plat Book 9700, page 627 and Restrictions in Book 10715, page 162, for said county.

This is improved (_x___) Unimproved (_____) property, known as **213 Fitzpatrick Place, Nashville TN 37214**

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 **23rd** day of **September, 2004.**

Jeffrey N Cox

Christa Cox

Christa Cox

Davidson County DEEDWARR
Recvd: 09/27/04 14:30 2pgs
Fees:13.00 Taxes:495.80

20040927-0116212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jeffrey N Coxand wife Christa Cox,** 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 **23rd** day of **September, 2004.**

Notary Public

My Commission Expires: 5/20/06

NOTARY PUBLIC AT LARGE