Davidson County DEEDWARR
Recvd: 10/28/04 10:15 2pgs
Fees:13.00 Taxes:277.50

20041028-0129615

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LORI BUIE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES OCTOBER 25, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny C. Cox (NAME)	Merrill Lynch Credit Corp. (NAME)	MAP 061-16-0
1345 Greenland Avenue (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 145.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Robert L. Deakins and wife, Jessica Deakins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny C. Cox and wife, Frances A. 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. 24 of Block "C" on the Map of Greenland Estates, as shown on plat of record in Book 974, Page 13, in the Register's Office of Davidson County, Tennessee.

SAID Lot No. 24 fronts 50 feet on the Northeasterly side of Greenland Avenue and runs back between parallel lines 175 feet to a dead line. This plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert L. Deakins, unmarried, by Warranty Deed dated October 28, 1999, from Stupka, Inc., a corporation existing under the laws of the State of Tennessee, of record in Book 11734, page 1, Register's Office for Davidson County, TN (The Warranty Deed dated 08/01/84, of record in Book 6355, page 135, said Register's Office, retained a life estate to Carl S. Burns and wife, Mary C. Burns. Carl S. Burns, having since died 12/22/89, predeceasing Mary C. Burns, whom has since died, 08/01/95).

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Jessica Deakins, joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have by virtue of her marriage to Robert L. Deakins.

unimproved ( )
This is improved (X) property, known as 1345 Greenland Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hand s this 22nd day of October 2004

Robert L. Deakins

Jessica Deakins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Deakins and wife, Jessica Deakins

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this ____ day of ____.

Commission expires ____

Notary Public

DANIEL L. WISCHMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____.

My commission expires ____

Notary Public