200420459

File #200420459

Davidson County DEEDWARR
Recvd: 11/22/04 11:04 2pgs
Fees:13.00 Taxes:658.60

20041122-0139647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00.

George H. Bland, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: MY COMM. EXP. 10/22/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George H. Bland, III and Carol H. Bland	Chase Manhattan Mortgage Corp.	Map: 173-11-A-52.00
(NAME) 2088 Stanford Village Drive	(NAME) P. O. Box 47020	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Doraville, GA 30362-0020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, **ROBIN WILLIAMS COX AND HUSBAND, STEVEN COX** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GEORGE H. BLAND, III AND WIFE, CAROL H. BLAND**, 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 all of Lot No. 23, on the Plan of Section Two, Stanford Village, as shown by plat appearing of record in Instrument No. 20010226-0017614, 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 Robin Williams by Warranty Deed dated September 26, 2001 of record in Instrument No. 20011009-0109568, Register's Office for Davidson County, Tennessee. The said Robin Williams having since married and is now known as Robin Williams Cox.

This conveyance is subject to the following:
Restrictive Covenants as of record in Instrument No. 20000203-0011293, Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, and Instrument No. 20010319-0026310; Homeowners' Association of record in Instrument No. 20000217-0016310 and Instrument No. 20000217-0016311; Right-of-Way of record in Book 2789, Page 637, and Book 2740, Page 181; Easement for Gulf Interstate Gas Transmission of record in Book 2590, Page 545; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9466, Page 794, and re-recorded of record in Book 4229, Page 43; Right-of-Way Agreement of record in Book 4218, Page 425; Right-of-Way Easement of record in Book 11263, Page 506; Agreement Regarding Use of Property for Flood Plain Calculation of record in Book 11493, Page 254; Partial release of Right-of-Way executed by Columbia Gulf Transmission Company of record in Book 11208, Page 14; all matters shown on plat of record in Instrument No. 20010226-0017614; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Steven Cox, spouse of Robin Williams Cox, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (x) property, known as 2088 Stanford Village Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES 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 Grantors 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 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 hands this 18th day of November, 2004.

Robin Williams Cox

Robin Williams Cox

Steven Cox

STATE OF Colorado

COUNTY OF El Paso

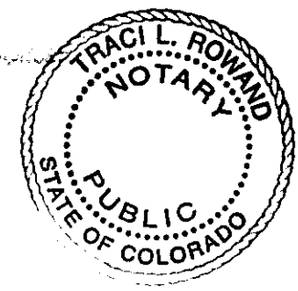
Before me, the undersigned Notary Public, personally appeared Robin Williams Cox and Steven Cox who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of November, 2004.

Traci L. Rowand

Notary Public

My Commission Expires: [illegible]



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064