Davidson County DEEDWARR
Recvd: 07/13/05 09:02 3 pgs
Fees:18.00 Taxes:108.85
20050713-0080968

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 29,418.00**

Linda Davis Schenck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 2005.

ROBERT B. YOUNG NOTARY PUBLIC STATE AT LARGE

NOTARY PUBLIC

MY COMMISSION EXPIRES September 30, 2008

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Phyllis Rowan	Same	Map 91-11
3010 Brightwood Ave.		Parcel 296
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROGER WILLIAM COX, JR.** AND **THE ESTATE OF MARIE COX DOUGLASS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHYLLIS ROWAN**, A WIDOW, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot(s) 1006 and 1008, Block 147, as shown on the map entitled Plan No. 1 of West Nashville, of record in Plat Book 57, page(s) 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Roger William Cox, Jr. and Marie Cox Douglass, by deed of record in Book 10170, Page 881, said Register's Office, the said Marie Cox Douglass having since died. By Order to Re-Open Administration made on April 27, 2005 by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in the matter of the Estate of Marie Cox Douglass, Roger W. Cox, Jr. and Linda Gail Schenck, Co-Executors of said estate were given authority to execute a deed conveying title to the subject premises.

Roger William Cox, Jr. and Roger W. Cox, Jr. is one and the same person.

The above description is the same as in the previous deed of record.

This is unimproved property known as:

5103 Alabama Avenue, Nashville, Tennessee 37209

(House Number) (Street) (City) (State) (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 GRANTEE, her heirs and assigns, forever; and we do covenant with said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTORS, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the year 2005, a lien, which are not yet due and payable, but which are pro-rated and assumed by the GRANTEE.
2. Rights of parties in possession under unrecorded liens.
3. All restrictions, easements and covenants of record, and subject to zoning ordinances or laws of any governmental authority.

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 hands this 8th day of July 2005.

ROGER WILLIAM COX, JR.,
Individually

ESTATE OF MARIE COX DOUGLASS:

ROGER W. COX, JR. – Co-Executor

LINDA GAIL SCHENCK – Co-Executor

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 **Roger William Cox, Jr.**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July 2005.

NOTARY PUBLIC

ROBERT B. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: September 30, 2006

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 **Roger W. Cox, Jr.** and **Linda Gail Schenck**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Marie Cox Douglass, an Estate entered into probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Rule Number 90P-953, and as such Co-Executors, having the power to do so, executed the foregoing instrument for the purpose therein contained by affixing the name of the Estate and signing same as the Co-Executors.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July 2005.

NOTARY PUBLIC

My commission expires: September 30, 2006