WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan R. Cozart (NAME)	New Owner (NAME)	086-03-0-A-032.00
212 Chandlers Pass Court (ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	(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, Charles R. Hawk, Jr. and wife, Amy L. Hawk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan R. Cozart and wife, Jennifer K. Cozart

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:

Property Located At: 212 Chandlers Pass Court, Davidson County, Hermitage, TN 37076 AND:

Being Lot No. 32 on the plan of Summit Run, Phase Two, of record in Book 9700, page 660, 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 Charles R. Hawk, Jr. and wife, Amy L. Hawk by deed dated 2/25/00, from Fox Ridge Homes, Inc., filed for record on 3/3/00, in Instrument No. 20000303-0021479, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 07/14/05 13:29 2 pgs
Fees:13.00 Taxes:588.30
20050714-0081829

unimproved ( )
This is improved (X) property, known as 212 Chandlers Pass Court, Hermitage, Tennessee 37076
(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 22 day of June 2005

Charles R. Hawk, Jr.

Amy L. Hawk

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ HILLSBOROUGH
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Hawk, Jr. and wife, Amy L. Hawk

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 ~~Old Hickory~~ TAMPA, ~~Tennessee~~ FL, this 22 day of JUNE 2005.
Commission expires 7-20-07

Notary Public

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

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212