Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 08/01/05 10:19 2 pg
Fees:13.00 Taxes:740.00

20050801-0089438

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2005

Notary Public:

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. DEBORAH J. COHEN NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dirk C. Cota	Wells Fargo Bank, N.A.	Map 97
5988 Port Anadarko Trail	2701 Wells Fargo Way	Group 4
Hermitage, TN 37076	Minneapolis, MN 55467	Parcel 37

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, we

Edward F. Hardison, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Dirk Cota and Robin Amon, both unmarried, as joint tenants with right of survivorship
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. 79 on the plan of Section One, Lake Park, of record in Book 4175, Page 135, Register's Office for said County.

Said Lot No. 79 fronts 130.00 feet on the southeasterly margin of Port Anadarko Trail and extends back 170.00 feet on the northeasterly line and 195.30 feet on the southwesterly line to a dead line in the rear, measuring 93.30 feet thereon.

BEING the same property conveyed to Edward F. Hardison and wife, Samantha H. Hardison by deed from James E. Hunt, Jr. and wife, Delores W. Hunt, of record in Book 7227, Page 179, dated April 30, 1987, Register's Office for said County. The said Samantha H. Hardison is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 4429, Page 577 and Book 4516, Page 751, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4175, Page 135; and (3) Easement to First Suburban Water District of record in Book 4914, Page 466, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5988 Port Anadarko Trail, Hermitage, TN 37076

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 my hand this 28th day of July, 2005.

Edward F. Hardison

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 Edward F. Hardison, 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 and official seal at Nashville, Tennessee, this 28th day of July, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.