Davidson County DEEDWARR
Recvd: 08/19/05 13:23 2 pgs
Fees:13.00 Taxes:2577.67

20050819-0099106

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for ~~this~~ transfer is $696,668.00.

Affiant

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me, this the 15th day of August, 2005.

Notary Public:

My Commission Expires: 1/24/09

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Charles Brian Fox 6529 Radcliff Dr. Nashville, TN 37221	New Owner's	157-120

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **W. Ralph Emery and wife, Joy K. Emery**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles Brian Fox and wife, Megan Fox**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Devonshire Manor Subdivision Section Two, as shown on plat of record in Plat Book 5200, Page 242, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to W. Ralph Emery and wife, Joy K. Emery, by Special Warranty Deed from Regions Bank, dated August 10, 2004, recorded August 10, 2004, of record in Instrument Number 20040810-0096726, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 5200, Page 242, Register's Office for Davidson County, Tennessee.

Deed of Conveyance of Record in Book 5584, Page 865, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Record in Book 7584, Page 337, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5381, Page 394 and Book 5580, Page 507, Register's Office of Davidson County, Tennessee.

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

This is improved property, known as: **6529 Radcliff Dr., Nashville, TN 37221**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness ~~my/our~~ hand(s) this the 15th day of August, 2005.

W. Ralph Emery

Joy K. Emery

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 W. Ralph Emery and wife, Joy K. Emery, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of August, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075