Davidson County DEEDWARR
Recvd: 09/02/05 11:50 2 pgs
Fees:13.00 Taxes:740.00

20050902-0105679

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

P-05-203

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larissa Ryan	New Owner (NAME)	
203 Boxmere Place		131-6-203.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN E. COX, JR AND JULIE A. COX,* hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LARISSA RYAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*husband and wife,

Land in Davidson County, Tennessee, being Unit No. 203 on the plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as established by a Master Deed of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831 and in Book 6921, page 226, Register's Office for said County, to gether with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit B of said Master Deed and to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Stephen E. Cox, unmarried, by Deed from Jack W. Eakin and wife, Lucile N. Eakin, and Hugh M. Harwood and wife, Susan J. Harwood, dated December 15, 1987, of record in Book 7432, page 756, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated November 7, 2001, of record in Instrument No. 20011119-0126966, said Register's Office, Stephen E. Cox, Sr. and wife, Jeanette C. Cox, conveyed the subject property to Stephen E. Cox, Jr.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 203 Boxmere Place, Nashville, Tennessee 37215
(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 my/our hand(s) this 25th day of August, 2005.

Stephen E. Cox, Jr

Julie A. Cox, by Stephen E. Cox, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Stephen E. Cox, Jr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of August, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

On this the 25th day of August, 2005, before me personally appeared Stephen E. Cox, Jr. to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Julie A. Cox and acknowledged that she executed the same as her free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of August 2005.

NOTARY PUBLIC

My Commission Expires: 2/15/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.