Send Tax Statements To:
New Owner

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 10/04/05 09:31 2 pgs
Fees:13.00 Taxes:406.96
20051004-0118999

Name and Address of New Owner:
Patricia E. Cox
3127 Lake Park Drive
Nashville, TN 37211

Map 119-15-0-026.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MICHAEL W. BRITT and wife, RENEE BRITT,** has this day bargained and sold and does hereby transfer and convey unto, **PATRICIA A. COX,** unmarried, her heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 24, Section Two, Southlake, according to plat and survey of record in Plat Book 2083, page 84, the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to, Michael W. Britt, unmarried, by deed from Charles Brent Wright, a married person, dated October 14, 1997 appearing of record in Record Book 7447 page 704, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Restrictive Covenants of record in Book 2274, page 618; Sanitary Sewer/Storm Drainage Easement of record in Book 4259, page 983; and to any and all matters shown on said plat and survey of record in Plat Book 2083, page 84; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **PARTRICIA E. COX,** unmarried her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of September, 2005.

Michael W Britt
Michael W. Britt

Renee Britt
Renee Britt

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, ~~Renee Britt,~~ Michael W. Britt & Renee Britt the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 28th day of September 2005.

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

Rhonda D Melton
NOTARY PUBLIC
My Commission Expires: 6-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named, RENEE BRITT, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained; and the said RENEE BRITT, to me known to be the person who executed the same as the free act and deed of the said MICHAEL W. BRITT, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said MICHAEL W. BRITT, and appearing of record in Instrument Number _____, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND and official seal in Nashville, Tennessee, on this the _____ day of September, 2005.

NOTARY PUBLIC
My Commission Expires:

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri Morgan
AFFIANT

SWORN to and subscribed before me,
this the 28th day of September, 2005.

Rhonda D Melton
NOTARY PUBLIC
My Commission Expires: 6-21-09

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN