This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 042-09-0
PARCEL: 004.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Nigel S. Cox and wife, Karen D. Cox
115 Calloway Lane
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/04/05 16:11 2 pgs
Fees:13.00 Taxes:573.50
20051004-0119658

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2005 between

Harold D. Woosley

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Nigel S. Cox and wife, Karen D. Cox

of Sumner County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, being part of Lot No. 1 on the Plan of the Gleaves Land in the 11th Civil District, described as follows:

Being the East 80 feet on Lot No. 11 on the map of Locust Hill, not of record; being more particularly described in a survey by Howard George and Associates (Project No. 8414), dated February 28, 1984, as follows:

East 80 feet of Lot No. 11: Beginning at an iron pin set on the South right-of-way of Old Hickory Boulevard approximately 1240 feet East of the centerline of Dickerson Pike; thence S 15 degrees 31' 00" W, 367.52 feet to an iron pin set; thence N 73 degrees 28' 00" W, 80.00 feet to an iron pin set; thence N 15 degrees 30' 50" E, passing a metal fence post at 342.98 feet, a total distance of 366.25 feet to an iron pin set on the said right-of-way, thence with said right-of-way S 74 degrees 22' 50" E, 80.00 feet to the beginning, more or less.

This being part of the same property conveyed to Harold D. Woosley and wife, Nancy C. Woosley by Warranty Deed dated 3/2/1984 from Billie Catherine Dame Briggs and husband, Sammie Lee Briggs of record in Book 6242, Page 402, Register's Office Davidson County, Tennessee. The said Nancy C. Woosley now being deceased having died on 4/16/2005.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Harold D. Woosley

Harold D. Woosley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold D. Woosley the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of September, 2005.

Notary

My Commission Expires: 9/30/06

MICHAEL FERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $155,000.00.

Harold D. Woosley
Affiant

Sworn to and subscribed before me, this 30th day of September, 2005.

Notary Public

My Commission Expires: 9/30/06

MICHAEL FERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY