WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/05 14:39 3 pgs
Fees:18.00 Taxes:492.10

20051219-0152092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Teddy P. Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TEDDY P. COX	SAME	MAP 95-02 PARCEL 160
(NAME)	(NAME)	
236 CRAIGMEADE DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BENEFICIARIES under the Last Will and Testament of WILLIAM THOMAS BRADLEY, deceased, being CHARLES V. MULLINS, a 50% undivided interest; and JERRY BALTZ and JOHN BALTZ and JOE BALTZ and JANICE BALTZ MEACHAM and JO ANNE BALTZ HERNDON, collectively a 50% undivided interest as Heirs at Law and devisees of Joyce Marie Mullins Baltz, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TEDDY P. COX, and wife, ANN L. COX**, 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. 29 on the Plan of Craigmeade Circle Subdivision as of record in Book 2900, page 121, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William T. Bradley and wife, Ida Mai Bradley by deed of record in Book 3285, page 199, Register's Office for Davidson County, Tennessee. The said William T. Bradley a/k/a William Bradley a/k/a William Thomas Bradley having since died testate on 1/10/05, who survived the death of Ida Mai Bradley, who died on 10/1/02. William Thomas Bradley's Last Will as was admitted to probate in the Seventh Circuit Court No. 05P-436, Will in Image No. 5791/1838967, said Estate having been duly closed. The residuary beneficiaries of the aforementioned tract of land were Charles V. Mullins and Joyce Marie Mullins Baltz, each owning a 50% undivided interest as tenants in common. Joyce Marie Mullins Baltz having since died, a widow, on 9/18/05. Her heirs at law being her five children, being Jerry Baltz, John Baltz, Joe Baltz, Janice Baltz Meacham and Jo Anne Baltz Herndon, who are also the devisees under their mother's unprobated will.

JEROME THOMAS BALTZ AND JERRY BALTZ are one and the same person.

JOSEPH PAUL BALTZ AND JOE BALTZ are one and the same person.

JOHN PHILLIP BALTZ, JR. AND JOHN BALTZ are one and the same person.

JOE BALTZ executes this instrument as Attorney in Fact for Charles V. Mullins pursuant to Power of Attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

JOE BALTZ executes this instrument as Attorney in Fact for Jerry Baltz pursuant to Power of Attorney of record in Instrument No. 20051219-0152089, Register's Office for Davidson County, Tennessee.

JOE BALTZ executes this instrument as Attorney in Fact for John Baltz pursuant to Power of Attorney of record in Instrument No. 20051219-0152090 Register's Office for Davidson County, Tennessee.

JOE BALTZ executes this instrument as Attorney in Fact for Janice Baltz Meacham pursuant to Power of Attorney of record in Instrument No. 20051219-0152091, Register's Office for Davidson County, Tennessee.

JOE BALTZ executes this instrument as Attorney in Fact for Jo Anne Baltz Herndon pursuant to Power of Attorney of record in Instrument No. 20051219-0152088, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

GRANTEE HEREIN ASSUMES THE PAYMENT OF THE 2005 REAL PROPERTY TAXES.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 2205 Craigmeade Circle, Nashville, TN 37214

(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 our hands this 15th day of December, 2005.

JOHN BALTZ

By: JOE BALTZ, ATTORNEY IN FACT

JOE BALTZ

CHARLES V. MULLINS

JERRY BALTZ

By: JOE BALTZ, ATTORNEY IN FACT

JANICE BALTZ MEACHAM

By: JOE BALTZ, ATTORNEY IN FACT

JO ANNE BALTZ HERNDON

By: JOE BALTZ, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JOE BALTZ the within named bargainor, with whom I am personally acquainted or proved to be 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 this the 15th day of December, 2005.

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, CHARLES V. MULLINS the within named bargainor, with whom I am personally acquainted or proved to be 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 this the 15th day of December, 2005.

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JOE BALTZ the within named bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for JERRY BALTZ and is authorized by JERRY BALTZ to execute this instrument on his behalf.

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

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. [illegible]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JOE BALTZ the within named bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for JOHN BALTZ and is authorized by JOHN BALTZ to execute this instrument on his behalf.

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

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JOE BALTZ the within named bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for JANICE BALTZ MEACHAM and is authorized by JANICE BALTZ MEACHAM to execute this instrument on her behalf.

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

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JOE BALTZ the within named bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for JO ANNE BALTZ HERNDON and is authorized by JO ANNE BALTZ HERNDON to execute this instrument on her behalf.

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

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008