Davidson County DEEDWARR
Recvd: 12/21/05 16:28 2 pgs
Fees:13.00 Taxes:805.99

20051221-0153184

#RN100

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Susan Cox	(NEW OWNER)	P/O164-255
378-E Carriage House Dr.		P/O 164-52
Jackson, TN 38305		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Chun OK Song, married,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Susan A. Cox,** (The "Grantee"), her heirs and/or assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of ReSubdivision of Lots 1 & 2 Leslie Cappama Subdivision of record in Plat Instrument No. 200511030133100, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Chun OK Song by quitclaim deed of record in Book 9780, page 697, said Register's Office.

Les Cappama, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Easements of record in Book 8175, page 780, Book 8149, page 895, Book 4432, page 831, Book 2336, page 594, Book 2544, page 367, Instrument No. 200206030066392 and in Instrument No. 200302180020742, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Instrument No. 200511030133100, said Register's Office.**

This is unimproved property commonly known as **Hobson Pike, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $217,835.42.

LINDA B. WALKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and Sworn to before me this 1st day of December, 2005

Notary public:

My Commission Expires: May 19, 2008

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **1st** day of **December, 2005.**

Chung OK Song

Les Cappama

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chung OK Song and Les Cappama**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 1st day of **December, 2005.**

My Commission Expires MAR. 31, 2007

Notary Public

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____