(1)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of February, 2006.

Notary Public

My Commission Expires: 10/12/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Return to: Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/21/06 08:47 2 pgs
Fees:13.00 Taxes:370.00
20060221-0019733

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Cobb and Ashley Cobb, husband and wife
3123 Cloverwood Dr.
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

096-11-0-081.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mickey R. Cobb, and Wife, Hilda D. Cobb, as tenants by the entirety hereinafter referred to as Grantors, hereby transfers and conveys to Michael Cobb and wife, Ashley Cobb, hereinafter referred to as 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. 615 on the Plan of Cloverhill, Section VIII, as of record in Book 2331, Pages 10 and 11, Register's Office for said County.

SAID Lot No. 615 fronts 75 feet on the southerly side of Cloverwood Drive, and runs back 133 feet on the westerly line and 196 feet on the easterly line, to a dead line in the rear on which it measures 97.9 feet.

Being the same property conveyed to Mickey R. Cobb and wife, Hilda D. Cobb, as tenants by the entirety by Quitclaim Deed from Michael Troy Haley, Trustee of record in Instrument No. 20031120-0169184, Register's Office for Davidson County, Tennessee, dated November 17, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 2331, Pages 10 and 11, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3123 Cloverwood Dr., Nashville, TN 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of February, 2006.

Mickey R. Cobb

Hilda D. Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mickey R. Cobb and Hilda D. Cobb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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