Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,900.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

Notary Public
My commission expires: 9/23/07

LUTHER P. RAMSEY, III * NOTARY PUBLIC AT LARGE * MONTGOMERY CO., TENN.

05-0602-62718

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Cox	Professional Mortgage Group	75-11-0-259
4310 Baton Rouge Drive	222 Robert Rose Drive	
Hermitage TN 37076	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kathy Huber, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony Cox, hereinafter called the Grantees, their successors 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. 85 B, on the Plan of Rachel's Square, Section Two, Zone Lot Division, of record in Book 5200, Page 623; corrected in Book 6231, Page 64; and amended in Book 6250, Page 542, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy Huber, unmarried by deed from Steven Turock and wife, Sharon L. Caldwell, dated 11-30-00, of record in Instrument No. 20001201-0118227, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 4310 Baton Rouge Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/08/06 08:41 2 pgs
Fees:13.00 Taxes:373.33
20060308-0026665

WITNESS my hand this 28th day of February, 2006.

Kathy Huber

Kathy Huber

By: Barry Witcher, Attorney in Fact

Barry Witcher, Attorney in Fact

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 Barry Witcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Kathy Huber and that he is authorized by Kathy Huber to execute this instrument on her behalf.

Witness my hand and seal at Hermitage, Tennessee, this 28th day of February, 2006.

Notary Public at Large

My commission expires: 9/23/07

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.