Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $378,000.00.

Affiant

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

Notary Public
My commission expires: 7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

07-0603-82641

Address of New Owner:	Send Tax Bills to:	Tax Information
Randall W. Cox 759 Roycroft Place Nashville TN 37203-5511	New Owner	105-10-0-237

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, **Nicole B. Carpenter, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Randall W. Cox,** hereinafter called the Grantee, his 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. 18, on the Plan of C. S. Caldwell's 2nd Roycroft Subdivision, of record in Book 421, Page 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicole B. Carpenter, unmarried, by deed from John Saunders Bates and wife, Peggy J. England-Bates, dated 12-14-01, of record in Instrument No. 20011218-0139631, 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 759 Roycroft Place, Nashville, TN 37203-5511.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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: 05/02/06 16:01 2 pgs
Fees:13.00 Taxes:1398.60
20060502-0050743

WITNESS my hand this 27th day of April, 2006.

Nicole B. Carpenter

Nicole B. Carpenter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nicole B. Carpenter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 27th day of April, 2006.

Deborah K. Devine

State of Tennessee at Large

My Commission expires 11/22/08

