03

Realty Title
48-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of July, 2006.

Notary Public

My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 07/31/06 09:55 2 pgs
Fees:13.00 Taxes:703.00
20060731-0092026

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ilke Caron Hanloser
8901 Hwy 100
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

168-00-0-138.00

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, **Donald Wayne Cox and Josephine Susan Cox, husband and wife,** hereinafter referred to as Grantors, hereby transfers and conveys to **Ilke Caron Hanloser,** 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:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Georama Land Surveying, July 20, 1974, as follows:

Beginning at a nail in the Center of Highway 100 at the Northwest corner of the property conveyed to Eric McPherson; thence to McPherson's western boundary line, South 3 degrees, 5 minutes, 23 seconds West, 817.39 feet to an iron pin, this survey; thence with Marvin Herricks' s line, South 74 degrees, 30 minutes, 30 seconds West 147.24 feet to an iron pin, this survey, thence with Herrick's line, North 0 degrees, 38 minutes, 57 seconds West 512.08 feet to a fence post; thence with Herrick's line and fence, South 89 degrees, 33 minutes, 2 seconds East 31.00 feet to a fence post; thence with Herrick's line and fence, North 5 degrees, 7 minutes, 47 seconds West, 295.34 feet, to a nail in the center of Highway 100; thence along centerline of Highway 100 North 74 degrees, 30 minutes, 30 seconds East to nail at point of beginning, containing 3.00 acres, more or less.

Being the same property conveyed to Donald Wayne Cox and Josephine Susan Cox by Quitclaim Deeds of record in Instrument No. 199912200307495 and in Instrument No. 200002170015960, Register's Office for Davidson County, Tennessee.

260700247

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Metes and Bounds Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 199912150303527, 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.

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 8901 Hwy 100, Nashville, TN 37221.

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 20th day of July, 2006.

Donald Wayne Cox

Josephine Susan Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald Wayne Cox and Josephine Susan Cox, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2006.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Exp[illegible] 2009

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