WARRANTY DEED

FILE BOX 19B
06-08-001-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of August, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/24/06 10:38 2 pgs
Fees:13.00 Taxes:888.00

20060824-0104406

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LARRY C. COX AND WIFE, SUE E. COX	**FRANKLIN AMERICAN MORTGAGE**	142-11
(NAME) 7164 Birch Bark Drive	(NAME) 501 Corporate Centre Drive, Ste 400	021.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WILLIAM J. TROCCHI AND WIFE, AMY O. TROCCHI**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LARRY C. COX AND WIFE, SUE E. COX**, hereinafter called the Grantee(s), 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. 71, on the Plan of Valley West, Section II, of record in Book 3600, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the westerly margin of Birch Bark Drive, being common front corners of Lots 71 and 72; thence with common line between said lots, northwesterly 127.66 feet to a concrete monument; thence with the common line between Lots 70 and 71; southwesterly 172.95 feet to a point in the northeasterly margin of Colice Jeanne Road; thence with the margin of said Road, southeasterly 95 feet to a concrete monument in the beginning of a curve; thence around said curve to the left with a radius of 25 feet northeasterly 39.27 feet to a concrete monument in the westerly margin of Birch Bark Drive; thence with the margin of said drive, northeasterly 135 feet to the point of beginning.

BEING the same property conveyed to William J. Trocchi and Amy O. Trocchi, by Deed from Stephen Ross Schulman and wife, Marie C. Schulman, dated 1/11/02, of record in Instrument No. 20020116-0006519, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved [ ]
Improved [X] property known as: 7164 Birch Bark Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, our hands, this 21st day of August, 2006.

WILLIAM J. TROCCHI

AMY O. TROCCHI

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 **WILLIAM J. TROCCHI AND WIFE, AMY O. TROCCHI**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of August, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.