WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/06 13:49 2 pgs
Fees:13.00 Taxes:425.50

20060908-0111527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$115,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30TH DAY OF AUGUST, **2006.**

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
BENJAMIN COCKE	**SAME**	**075-07-0088.00**
600 DENVER DR.		
HERMITAGE, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF **$115,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK Y. CROXALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

BENJAMIN COCKE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 196 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Plat Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Rex Croxall, deceased as of 06/21/02, and Mark Y. Croxall by Warranty Deed from Rita A. Bennett and husband, Steven H. Croxall dated 06/17/02 and filed for record 06/18/02 in Instrument No. 20020618-0073581, Register's Office for Davidson County, Tennessee.

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

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

Subject to restrictions of record in Plat Book 4228, page 457, said Register's Office.

Subject to all matters of record in the Plan of Record in Plat Book 4175, page 12, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **600 DENVER 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 and assigns forever; and we do not 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 ever 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 30th day of **AUGUST, 2006**

Mark Y. Croxall
MARK Y. CROXALL

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, **MARK Y. CROXALL,** the named bargainor(s), with whom I am personally acquainted and/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 office, **Tennessee.**

This 30th day of **AUGUST, 2006.**

Notary Public

My Commission Expires: 3/17/07