Davidson County DEEDWARR
Recvd: 10/04/06 12:36 3 pgs
Fees:18.00 Taxes:124.69
20061004-0123064

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of October, 2006, by and between WILLIAM R. COX, MARRIED, hereinafter called Grantor, and VISION GENERAL CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM R. COX, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto VISION GENERAL CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 2010 24TH AVENUE NORTH, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

BRENDA ANDERSON, wife of WILLIAM R. COX, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor's duly authorized official on the day and year first above written.

SELLER:

WILLIAM R. COX
Signature of Seller

BRENDA ANDERSON
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. COX, joined by his wife, BRENDA ANDERSON, the within named bargainors, 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, at office, this 2 day of October, 2006.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

VISION GENERAL CONSTRUCTION, LLC
P.O. Box 803
Madison Tn 37116-0803

Property Address:

2010 24TH AVENUE NORTH, NASHVILLE, TN 37208
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 81-6, PARCEL 350

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$33700.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Karen Pittle, Secretary
Affiant

Sworn to and subscribed before me, a Notary Public, this 2 day of **October, 2006.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7895

EXHIBIT 'A'

Land in Davidson County, Tennessee, being parts of Lots No. 3 and 4 in the Subdivision of Wesley Hyde property, as of record in Minute Book 66, Page 15, of the Chancery Court for said County, described according to a copy of a survey thereof made by John M. Sullivan, dated October 9, 1948, as follows:

Beginning at a point in the easterly margin of 24th Avenue North at the intersection of Lacy Street, as shown on said survey; thence along the easterly margin of said Avenue, northerly 53 feet; thence easterly 150 feet; thence southerly 53 feet to the north margin of Lacy Street; thence westerly along the north margin of Lacy Street, 150 feet to the beginning.

Being the same property conveyed to WILLIAM R. COX, MARRIED, by Special Warranty Deed from Ford Consumer Finance Company, Inc., of record in Book 10077, Page 722, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 81-6, PARCEL 350).

2. Unrecorded easements for roads and utilities, if any.