Davidson County DEEDWARR
Recvd: 10/27/06 10:33 2 pgs
Fees:13.00 Taxes:654.90

20061027-0133427

WARRANTY DEED

State of Tennessee)
County of ~~Davidson~~ Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of October, 2006

Notary Public

My Commission Expires: 7/01/09 (AFFIX SEAL)

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
JAMES M. ERSKINE AND JUSTIN M. ERSKINE	COUNTRYWIDE HOME LOANS, INC.	91-12
(NAME) 6228 Henry Ford Drive	(NAME) P.O. BOX 660694	
(ADDRESS) Nashville, TN 37209	(ADDRESS) DALLAS, TX 75266-0694	
(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, **LARRY C. COX AND WIFE, SUE ELAINE COX**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES M. ERSKINE AND JUSTIN M. ERSKINE, BOTH UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, 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. 220 on the Plan of Charlotte Park, Section III, of record in Book 2663, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 220 fronts 77.0 feet on the easterly margin of Henry Ford Drive and extends back 263.5 feet on the northerly line and 296.5 feet on the southerly line to a dead line in the rear, measuring 57.0 feet thereon.

BEING the same property conveyed to LARRY C. COX AND WIFE, SUE ELAINE COX by Deed from JOHN E. HARRIS, JOINED BY HIS WIFE, SHERI GAIL HARRIS, of record in Book 5727, Page 321, 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 PAID by the Grantor (s) herein.

BEING unimproved ☐
Improved ☒ property known as: 6228 Henry Ford Drive, Nashville, TN, 37209.

(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 25th day of October, 2006.

Larry C. Cox
LARRY C. COX

Sue Elaine Cox
SUE ELAINE COX

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 **LARRY C. COX AND WIFE, SUE ELAINE COX**, 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 25th day of October, 2006.

My Commission Expires: 03/31/07

Notary Public

SCOTT WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.