Davidson County DEEDWARR
Recvd: 12/05/06 10:46 2 pgs
Fees:13.00 Taxes:532.06

20061205-0149851

STATE OF TENNESSEE

COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $143,800.00

Michelle J. Maucere
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF November, 2006

Kathy Snider
NOTARY PUBLIC

COMMISSION EXPIRES:_____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

# BOX 10-A Warranty Deed

| | |
|---|---|
| | **THIS INSTRUMENT PREPARED BY AND RETURN TO:** |
| RETURN TO:<br>PREMIER ESCROW, LLC<br>4301 HILLSBORO ROAD, STE 300<br>NASHVILLE, TN 37215 | **LIMESTONE TITLE & ESCROW, LLC**<br><br>**P.O. Box 1700**<br>**SPRING HILL, TN 37174** |

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Brandon L. Meadows<br>732 William Howard Place<br>Nashville TN 37209 | USAA Federal Savings Bank<br>10750 McDermott Freeway<br>San Antonio, Texas 78288 | 090-12-0-B-013.00-CO |

For and in consideration of the sum of ten dollars & no/100 ($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 Ishbah Cox and wife Monica Cox hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brandon L. Meadows and wife Lenata J. Meadows 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:

LAND in Davidson County, Tennessee, Being Lot No. 13 on the Plan of Hodges Estates, a Planned Unit Development, as of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ishbah Cox, and wife, Monica Cox, as tenants by the entirety, by Warranty Deed from Hodges and Sons, Inc. dated March 23, 2002 and recorded in Instrument No. 20020404-0041003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres. 3) All matters appearing on plan of Hodges Estates of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee. 4) Covenants, conditions, restrictions, reservation, easements, liens for assessments options powers of attorney and limitations on title set forth in restrictions recorded in Book 11701, Page 212, Register's Office for Davidson County, Tennessee, and any allied instruments referred to in said restrictions. 5) By-Laws of Hodges Estates Homeowner's Association of record in Book 11701, Page 221, Register's Office for Davidson County, Tennessee. 6) Charter for Hodges Estates Homeowner's Association of record at Instrument No. 2001 020200 10627, Register's Office for Davidson County, Tennessee. 7) Conveyance of common area to Hodges Estates Homeowner's Association, Inc. of record at Instrument No. 2001 032200 27723, Register's Office for Davidson County, Tennessee. 8)

Restrictions contained in an instrument of record in Book 11701, Page 212, Register's Office for Davidson County, Tennessee. 9) All zoning and building regulations and any and all existing utilities and drainage easements.

This property is improved property known as 732 William Howard Place, Nashville, Tennessee 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 November, 2006.

Ishbah Cox

BY: Mary McClure Attyinfact
Mary McClure, Attorney in fact

Monica Cox

BY: Mary McClure Attyinfact
Mary McClure, Attorney in fact

STATE OF TENNESSEE
COUNTY OF MAURY

On this 30th day of November, 2006, before me personally appeared, Mary McClure to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ishbah Cox acknowledged that such person executed the same as the free act and deed of Ishbah Cox.

Reba C. Butler
Notary Public

My Commission expires: 4/21/07

REBA C. BUTLER NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF MAURY

On this 30th day of November, 2006, before me personally appeared, Mary McClure to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Monica Cox acknowledged that such person executed the same as the free act and deed of Monica Cox.

Reba C. Butler
Notary Public

My Commission expires: 4/21/07

REBA C. BUTLER NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

FILE NO: 2006110056