PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County OEEDWARR
Recvd: 01/05/07 10:01 2 pgs
Fees:13.00 Taxes:1387.50
20070105-0002140

W & I Ref: _____ Title No: 48402

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Randy W. Cox 1613 Shelby Avenue Nashville, Tennessee 37206	New Owner

TAX MAP-PARCEL NUMBERS: 08314030700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mark Garafola and spouse, Patricia Garafola, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy W. Cox** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130 Register's Office for said County.

Said Lot No. 109 fronts 50 feet on the northerly margin of Shelby Avenue and extends back northwardly between parallel lines 150 feet to an alley.

Being the same property Mark Garafola and wife Patricia Garafola by deed from Kenneth Kelley of record in Doc. No. 20050829-0103344, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 130, said Register's Office.

This is improved property, known as: 1613 Shelby Av., Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of December, 2006 .

Mark Garafola

Patricia Garafola

State of TENNESSEE

County of DAVIDSON

On this 27th day of December, 2006 , before me the undersigned authority, personally appeared **Mark Garafola and Patricia Garafola**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $375,000.00

Affiant

Sworn and subscribed before me this 29 day of December, 2006

My Commission Expires: 7-24-10

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.