File Box 248

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/07 08:19 2 pgs
Fees:13.00 Taxes:224.59

20070131-0012548

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF January 2007

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027 221-0032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Cox (NAME)	Larry M. Cox (NAME)	MAP 142-03-A-0
2520 Old Natchez Trace (ADDRESS)	2520 Old Natchez Trace (ADDRESS)	PARCEL 384.00 CO
Franklin, TN 37069 (CITY) (STATE) (ZIP)	Franklin, TN 37069 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory S. Bellamy and wife, Linda W. Bellamy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Cox, a single person

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

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 384, in a Horizontal Property Regime as shown on the condominium site plan of Deer Lake, a Retirement Community, as of record in Plat Book 5050, Pages 62 & 63 as amended in Book 5589, Page 949, Master Deed of record in Book 5097, Page 529, By-Laws of record in Book 5141, Page 82, as amended in Book 5154, Page 834, Book 5168, Page 868, and Book 7556, Page 354, in the Register's Office, Daviidson County, Tennessee.

Being the same property conveyed to Gregory S. Bellamy and Linda W. Bellamy on May 30, 2003, by deed from Marjorie C. Beauchamp of record in Instr. No. 20030616-0082438, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantee; The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and

CONTINUED

unimproved ( )
This is improved (X) property, known as 384 Deer Lake Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hand s this 29th day of January, 2007

Gregory S. Bellamy

Linda W. Bellamy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory S. Bellamy and wife, Linda W. Bellamy

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 29th day of January 2007.

Commission expires November 24, 2007

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Deer Lake, a Retirement Condominium, as of record in Book 5050, Pages 62 & 63 as amended in Book 5589, Page 949, and Master Deed of record in Book 5097, Page 529, and By-Laws in Book 5141, Page 82 as amended in Book 5154, Page 834, Book 5168, Page 868, and Book 7556, Page 354, said Register's Office. Subject to party wall for use in common with owner)s) of attached and appurtenant improvements. Subject to the assessment of homeowners association fees, if any. Subject to the rights and claims of parties in possession.