Davidson County DEEDWARR
Recvd: 02/27/07 14:33 4 pgs
Fees:23.00 Taxes:458.43

20070227-0024284

THIS INSTRUMENT PREPARED BY:

Hugh W. Entrekin

MOORELAND TITLE COMPANY, LLC

315 Deaderick Street

AmSouth Center

Suite 1710

Nashville, Tennessee 37238

(615) 782-0095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $123,900.00

Natalie Wigg Stevenson
AFFIANT

Subscribed and sworn to before me, this 22nd day of February, 2007.

NOTARY PUBLIC

My commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows:

Tyler F. Stevenson
Natalie Wigg
821 Gwynn Drive
Nashville, Tennessee 37216

Send Tax Bills To:

Franklin American Mortgage
501 Corporate Centre Dr.
Suite 400
Franklin, TN 37067

Map-Parcel Number:

61-7-99.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Michael Neel Cox, individually, as to his 1/2 interest, Michael Neel Cox, heir –at-law of Mary Bailey Cox, as to his 1/6 interest, Anthony Cox, heir-at-law of Mary Bailey Cox, as to his 1/6 interest and Lee Wallin, heir-at-law of Mary Bailey Cox, as to her 1/6 interest ("Grantors") do hereby bargain, sell, transfer and convey unto **Tyler F. Stevenson and wife, Natalie Wigg** ("Grantees") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, the easterly 25 feet of Lot No. 13 of Block "F" on the Plan of Broadmoor Subdivision, of record in Book 547, Pages 161 and 162, Register's Office for said County, and the westerly 20 feet of Redwood Street lying adjacent to Lot No. 12 of Block "F" in said subdivision, as shown on said plan.

Said Lot No. 12, the easterly 25 feet of Lot No. 13 and the westerly 20 feet of Redwood Street, adjoin and front together 105 feet and extend back 150 feet, between parallel lines to a dead line in the rear, measuring 105 feet thereon.

Being the same property conveyed to Mary Bailey Cox and son Michael Neel Cox by Deed from Summerfield O. Mobley and wife, Katheryn M. Mobley, dated October 31, 1980, and filed of record in Book 5672, Page 756, Register's Office for Davidson County, Tennessee. Mary Bailey Cox, now being deceased, having died on April 11, 2005, her undived 1/2 interest now being vested in her heirs-at-law: Michael Neel Cox, as to a 1/6 interest, Anthony Cox, as to a 1/6 interest and Lee Wallin, as to a 1/6 interest, according to Affidavit of Inheritance of Real Estate, of record in Instrument No. 20060329-0035724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Tyler F. Stevenson and Natalie Wigg**, their heirs and assigns, forever.

AND **Michael Neel Cox, Anthony Cox and Lee Wallin** do hereby covenant with **Tyler F. Stevenson and Natalie Wigg**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Michael Neel Cox, Anthony Cox and Lee Wallin** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Tyler F. Stevenson and Natalie Wigg,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 821 Gwynn Drive, Nashville, TN 37216

IN WITNESS WHEREOF, this Warranty Deed has been executed this 22nd day of February, 2007.

Michael Neel Cox (individually)

Michael Neel Cox, individually as to his 1/2 interest

Michael Neel Cox (heir-at-law)

Michael Neel Cox, heir-at-law of Mary Bailey Cox, as to his 1/6 interest

Anthony Cox heir-at-law

Anthony Cox, heir-at-law of Mary Bailey Cox, as to his 1/6 interest

Lee Wallin (heir-at-law)

Lee Wallin, heir-at-law of Mary Bailey Cox, as to her 1/6 interest

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Michael Neel Cox, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 22nd day of February, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Anthony Cox, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 22nd day of February, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Lee Wallin, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 22nd day of February, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

EXHIBIT A
Permitted Encumbrances

1. County Taxes for 2007, have been pro-rated and shall be paid by Grantee, all subsequent years, a lien not yet due and payable.

2. Subject to all matters on plan of record in Book 547, Page 161 and 162, Register's Office for Davidson County, Tennessee.

3. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record.