Davidson County DEEDWARR
Recvd: 02/28/07 14:40 2 pgs
Fees:13.00 Taxes:1350.50
20070228-0024875

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Cynthia A. Ragan
Affiant

Subscribed and sworn to before me, this the 27th day of February, 2007.

Notary Public

My commission expires: 7-19-08

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Ryan A. Rafoth**
**Windmill Title, LLC**
**201 Seaboard Ln, Ste. 102**
**Franklin, Tennessee 37067**
**(615) 771-3730**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Michael Wilcox, Jr.** | Countrywide Home Loans | 11704037100 |
| **2908 Primrose Circle** | P. O. Box 660694 | |
| **Nashville, TN 37212** | Dallas, Texas 75266-0694 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Gerald E. Martin and wife, Cynthia A. Ragan**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL WILCOX, JR. AND SPOUSE, ALYSSA WILCOX

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19, Block B, on the Plan of Belmont Terrace Annex No. 4 of record in Plat Book 974, page 97, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gerald E. Martin and wife Cynthia A. Ragan by deed from Richard J. Exton and wife Maralie G. Exton of record in Instrument 200405060051723, said Register's Office, dated May 5, 2004.

This conveyance is subject to: Taxes for 2007 and subsequent years, The Plan, with Owner's Certificate, of record in Book 974, Page 97, said Register's Office, which Plan shows a 30 foot minimum setback line from Primrose Circle, Restrictions contained in instruments of record in Book 1174, Page 492 and Book 1191, Page 223, said Register's Office.

This is improved (_X_) unimproved (____) property known as 2908 Primrose Circle, Nashville, TN 37212.

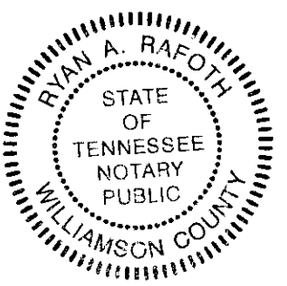
177-04-371 is the parcel identification number assigned to the property by the county tax assessor's office.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/OUR HANDS EFFECTIVE AS OF February 27, 2007:

Gerald E. Martin

Cynthia A. Ragan




**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Gerald E. Martin and Cynthia A. Ragan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of February, 2007.

Notary Public

My Commission Expires: 7-19-08

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 27th day of February, 2007.

Notary Public

My Commission Expires: _____

20071070R