This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael A. Cox
2141 Camille Drive
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 03/01/07 09:36 2 pgs
Fees:13.00 Taxes:802.90

20070301-0025186

SEND TAX BILL TO:

CTX Mortgage Company, LLC
216 Centerview Drive, Suite 233
Brentwood, TN 37027

MORTGAGEE:

CTX Mortgage Company, LLC
216 Centerview Drive; Suite 233
Brentwood, TN 37027

MAP	**174-11**
GROUP	**A**
PARCEL	**174.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark W. Tanksley, unmarried and Jane E. Tanksley, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael A. Cox and wife, Audra U. Cox**, 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:

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Cane Ridge Farms, a Cluster Lot Development, Phase Two, of record in Instrument #20020821-0101307, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Mark W. Tanksley and wife, Sarah Tanksley (now deceased) and Jane E. Tanksley, unmarried by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument no. 20030404-0044727, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2141 Camille Drive, Antioch, Tennessee 37013a.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

FILE BOX 45

WITNESS our hands this the **27th** day of **February, 2007.**

Mark W. Tanksley

Jane E. Tanksley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark W. Tanksley and Jane E. Tanksley,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of February, 2007.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is $217,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.