RECORD AND RETURN TO:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 03/02/07 09:56 2 pgs
Fees:13.00 Taxes:617.90
20070302-0025841

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Rhode Island
COUNTY OF ~~DAVIDSON~~ Providence

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF FEBRUARY, 2007.

NOTARY PUBLIC

My commission expires: August 31, 2010

PHILIP J. PAGE
Notary Public ID# 58865
State of Rhode Island
My Commission Expires
August 31, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite #1390, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MALLORY W. COX et vir 5025 Chadfield Way Antioch, Tennessee 37013	Same as new owner	MAP 149-13 PARCEL 89.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY SEVEN THOUSAND AND NO/100 ($167,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MANUEL DEMELO and wife, KIMBERLY DEMELO,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **MALLORY W. COX and husband, PHILIP G. COX,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

All that certain parcel of land situate in Antioch, County of Davidson, State of Tennessee, being known and designated as Lot No. 95 on the Plan of Section One, Chadfield, of record in Book 7900, page 836, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Manuel Demelo and his wife, Kimberly Demelo by Special Warranty Deed from Wachovia Bank f/k/a First Union National Bank of North Carolina as Trustee for the Registered Holders of Emergent Home Equity Loan Pass-Through Certificates Series 1997-2, dated January 31, 2005 and filed for record on February 9, 2005, of record in Instrument No. 20050209-0015026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 7900, page 836; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 5025 Chadfield Way, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 21st day of February, 2007.

MANUEL DEMELO

KIMBERLY DEMELO

STATE OF Rhode Island
COUNTY OF Providence

Personally appeared before me, a Notary Public, Manuel Demelo and Kimberly Demelo, 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 seal, this the 21st day of February, 2007.

Notary Public

My commission expires: August 31, 2010

PHILIP J. PAGE
Notary Public ID# 58875
State of Rhode Island
My Commission Expires
August 31, 2010

NOTARY PUBLIC STATE OF RHODE ISLAND