WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/07 10:34 2 pgs
Fees:13.00 Taxes:1424.50
20070425-0049212

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$385,000.00**

Affiant

Subscribed and sworn to before me this 20 day of April, 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Donald A. Cox Jr.	New owner	115-11-0-107.00
508 Brook Hollow Drive		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Andrew Hobbs and wife, Jennifer Hobbs**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald A. Cox Jr. and Carol C. Cox, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 179 on the plan of West Meade Farms, Inc., Section "G", of record in Book 1835, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Andrew Hobbs and wife, Jennifer Hobbs, by deed from James Edward Fitzwater, Jr., Trustee of the Elva Thompson Fitzwater Griffin Living trust for James Edward Fitzwater, Jr., Lee Ann Thompson Parsley, Jeffrey Dillard Thompson, and Ellis Dillard Thompson u/a dated July 21 1998 and James Edward Fitzwater, Jr, Executor of the Estate of Elva Thompson Fitzwater Griffin , on November 18, 2005, of record in Instrument Number 200512020145182, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 1835, page 115, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2038, page 537, Register's Office for Davidson County, Tennessee.

This is improved property known as: **508 Brook Hollow Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 20, 2007.

Charles Andrew Hobbs

Jennifer Hobbs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Andrew Hobbs and Jennifer Hobbs** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 20, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY