Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/18/07 08:51 2 pgs
Fees:13.00 Taxes:1030.45
20070618-0072269

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $278,500.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2007.

Notary Public
My commission expires: 02/22/09 7-24-2010

KAREN COLBERT — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

03-0705-34684

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Steven W. Cox 2912 Glenway Drive Nashville TN 37221	Magna Bank f/k/a 1st Trust Bank for Savings, P.O. Box 17257 Memphis, TN 38187	142-16-OD-005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary J. Poor, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven W. Cox and wife, Kathleen Cox, hereinafter called the Grantees, their successors 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. 34, on the Plan of Devon Glen, Phase 1, of record in Plat Book 7900, Page 457 and amended in Book 6900, Page 398, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary J. Poor by deed from Christopher J. Bastin, married, dated October 28, 2004, recorded November 1, 2004 in Instrument No. 20041101-0130939, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2912 Glenway Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 7th day of June, 2007.

Mary J. Poor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary J. Poor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of June, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN