PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of June, 2007, by and between LULA COX, UNMARRIED, hereinafter called Grantor, and REGINA WILLIAMS, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, LULA COX, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto REGINA WILLIAMS, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1624 CUMBERLAND STATION BLVD., MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Lula Cox

LULA COX
Signature of Seller

Signature of Seller

Davidson County DEEDWARR
Recvd: 06/27/07 10:01 3 pgs
Fees:18.00 Taxes:619.75

20070627-0076633

Return to:

Master Title
745 S. Church St.
Ste. 387
Murfreesboro, TN 37130

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Personally appeared before me, a Notary Public of said County and State, LULA COX, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.**

**Witness my hand, at** Madison, TN, **this** 20 **day of June, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

NOTARY PUBLIC AT LARGE DENISE C. ALLIS DAVIDSON COUNTY, TENNESSEE

**Name and Address of Property Owner:**

**REGINA WILLIAMS**
1624 Cumberland Station Blvd.
Madison, TN. 37115

**Property Address:**

**1624 CUMBERLAND STATION BLVD., MADISON, TENNESSEE 37115**

**Person Responsible for Taxes:**

Citimortgage, Inc
P.O. Box 6006
The Lakes, Nevada 88901-6006

**Map & Parcel #: MAP 053-09-0, GROUP B, PARCEL 007.0**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE :**
**COUNTY OF** Rutherford **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$167500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

EA Dunkerson
Affiant

Swom to and subscribed before me, a Notary Public, this 20th day of **June, 2007.**

Melody R. Wilson
Notary Public

My Commission Expires: My commission expires August 16, 2009

My commission expires
August 16, 2009

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8020

Exhibit "A"

Land in Davidson County, being Lot No. 7, Cumberland Station, Section One at Wilson Camp, recorded in instrument 200110090109759.

Being the same property conveyed to Lula Cox, unmarried, from Randall Phillips, Homes, L.L.C., by Warranty Deed dated April 30, 2002, of record as instrument number 20020503-0054580, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters appearing of record in Instrument No. 200110090109759; Restrictive Covenants of record in Book 10585, page 496, all of the said Register's Office.