Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSH-070600115S

Davidson County DEEDWARR
Recvd: 07/24/07 08:37 3 pgs
Fees:18.00 Taxes:799.20
20070724-0087523

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Jennifer Marler Frank and Beth Anne Price	Jennifer Marler Frank and Beth Anne Price	103-14-15.00
(Name) 401 Tramore Ct.	(Name) Same	
(Address) Franklin, TN 37067	(Address) Same	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Amelia Faye Moran, as Trustee of the Cox Living Trust

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Jennifer Marler Frank and Beth Anne Price

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 59, HILLWOOD TERRACE, SECTION 2, REVISED, as shown on plat of record in Plat Book 3300, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Frances M. Cox, Trustee by Quitclaim Deed from Frances M. Cox, recorded on the 26th day of November, 1996 in Deed Book 10271, Page 725, in the Register's Office of Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 70 Brookwood Terrace, Nashville, TN, 37205.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 17th day of July, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Amelia Faye Moran
Amelia Faye Moran, as Trustee of the Cox Living Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Joan Y. O'Sullivan, a Notary Public in and for said County and State, Amelia Faye Moran, as Trustee of the Cox Living Trust the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 17 day July 2007

Joan Y. O'Sullivan
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JULY 24, 2010

JOAN Y. O'SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $216,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amelia Faye Moran
AFFIANT

Subscribed and sworn to before me this the 17 day of July, 2007.

Joan Y. O'Sullivan
Notary Public
My commission expires: MY COMMISSION EXPIRES JULY 24, 2010

JOAN Y. O'SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public Joan Y. O'Sullivan

My commission expires:
(Affix Seal)

MY COMMISSION EXPIRES JULY 24, 2010

JOAN Y. O'SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 59, HILLWOOD TERRACE, SECTION 2, REVISED, as shown on plat of record in Plat Book 3300, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Frances M. Cox, Trustee by Quitclaim Deed from Frances M. Cox, recorded on the 26th day of November, 1996 in Deed Book 10271, Page 725, in the Register's Office of Davidson County, Tennessee.