THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 07/24/07 11:49 2 pgs
Fees:13.00 Taxes:1054.50
20070724-0087767

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***285,000.00.

Affiant

Subscribed and sworn to before me this 20th day of July 2007.

Notary Public

My Commission Expires: 09.30.2009

ADDRESS OF NEW OWNER

Ryan Igleheart
3907 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 092-13-0
PARCEL 455.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty-Five Thousand and 00/100 Dollars ($***285,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Peter Cox and wife, Rose Cox, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Ryan Igleheart, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Resubdivision of the Easterly part of Block 31, Charlotte Park, Second Addition, of record in Book 3842, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Peter Cox and wife, Rose Cox, from Leland D. Watts by deed dated March 5, 2004 of record as Instrument No. 20040308-0025925, Register Office for Davidson County, Tennessee.

This is improved property known as 3907 Nevada Avenue Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Re-Subdivision of the easterly part of Block 31, Charlotte Park, Second Edition of record in Book 3842, Page 1, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of July 2007.

Peter Cox

Rose Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Cox and Rose Cox, the bargainors, 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 official seal this 20th day of July 2007.

Notary Public

My Commission Expires: 09.30.2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY