Davidson County DEEDWARR
Recvd: 07/27/07 11:27 2 pgs
Fees:13.00 Taxes:547.23

20070727-0089443

WARRANTY DEED

R-CBB-07-0000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Connie Buchanan
Affiant

Subscribed and sworn to before me, this 24th DAY OF July, 2007.

Dustin C. Dunn
Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bryant Cox	John Bryant Cox	03
0 Pennington Bend Road	(NAME) 3132 Boulder Park Drive	6 62-5-35.00 AND 62-5-34.0(
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROL G. ANDERSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN BRYANT COX, AND WIFE, SANDEE COX hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 76 and 77, RIVERVIEW SUBDIVISION, as shown on plat of record in Plat Book 547, Pages 93, 94 and 95, 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 Carol G. Anderson by Warranty Deed from Michael D. Stewart, a widower recorded February 8, 2000 in Instrument No. 20000208-0012999, Register's Office for Davidson County, Tennessee (Lot 77) and being the same property conveyed to Carol G. Anderson by Warranty Deed from Jim Stevens, Ben H. Watson and Laura Watson recorded December 16, 1986 in Book 7070, Page 366, Register's Office for Davidson County, Tennessee (Lot 76).

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 547, Pages 93 - 95 and Easement of record in Book 2245, Page 167, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 0 Pennington Bend Road, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 24th day of July, 2007.

Carol G. Anderson
Carol G. Anderson

STATE OF Tennessee
COUNTY OF Davidson

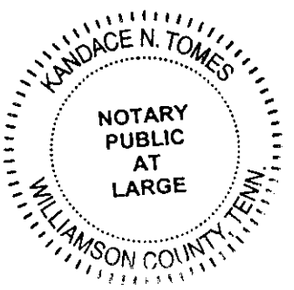
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol G. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand ~~and official~~ seal, this the 24th day of July, 2007.

Notary Public

My Commission Expires: 03/12/11

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903