This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070452

Davidson County DEEDWARR
Recvd: 09/11/07 10:23 2 pgs
Fees:13.00 Taxes:669.70
20070911-0108854

Send Tax Bills To:
Bank of America
9000 Southside Blvd. Bldg. 600
Jacksonville, FL 32256

New Owner is:
Elliott Lopes
5025 Chadfield Way
Antioch, TN 37013

MAP: 149-13-0

PARCEL: 089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mallory W. Cox and husband, Philip G. Cox**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Elliott Lopes and Don Lopes, both unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5025 Chadfield Way, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

All that certain parcel of land situate in Antioch, County of Davidson, State of Tennessee, being known and designated as Lot No. 95 on the Plan of Section One, Chadfield, of record in Book 7900, page 836, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mallory W. Cox and husband Philip G. Cox by Deed from Manuel Demelo and wife, Kimberly Demelo dated 02/21/07, recorded in Instrument No. 20070302-0025841, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

PGL. MC.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30 day of August, 2007.

GRANTOR(S):

Mallory W. Cox

MALLORY W. COX

PHILIP G. COX

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mallory W. Cox and Philip G. Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30 day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 7/27/10

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$184,000.00~~ 181,000.00.

AFFIANT

SWORN TO and subscribed before me this the 30th day of August, 2007.

NOTARY PUBLIC
My commission expires: 07-25-09

PEGGY S. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009