Davidson County DEEDWARR
Recvd: 10/26/07 14:47 2 pgs
Fees:13.00 Taxes:1979.50
20071026-0126903

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 (SEAL) MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $535,000.00. **Affiant** Subscribed and sworn to before me, this 25th day of October, 2007. Notary Public My Commission Expires: 8-23-11

Address New Owner As Follows: Daniel A. Cox and wife, Emily B. Cox 2812 Tyne Blvd. Nashville, TN 37215	Send Tax Bills To: SunTrust Mortgage, Inc. PO Box 79041 Baltimore, MD 21279-0041	Map-Parcel Number: 13015008900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYNE PROPERTIES, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel A. Cox and wife, Emily B. Cox**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "C" on the Plan of Tyne Meade, Section 3, of record in Book 1424, Pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyne Properties, LLC, a Tennessee Limited Liability Company, by deed from the Estate of Jane K. Brown, of record in Instrument No. 20060918-0115613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 1424, Page 12, 13 and 14, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as: **2812 Tyne Blvd. Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of October, 2007.

TYNE PROPERTIES, LLC,
a Tennessee Limited Liability Company

BY: Blair S. Myers, Secretary
Blair S. Myers, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Blair S. Myers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of October, 2007.

(SEAL)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011