WARRANTY DEED

G-RE-08-453

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-12-11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC APRIL G. NICHOLS WILLIAMSON COUNTY

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
Earl F. Cox Jr.	SAME	
453 Old Towne Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		160-16-C-45.00CO
(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 TIFFANY L. SPAHN ATKINSON AND HUSBAND, JAMES FITZGERALD ATKINSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EARL F. COX JR., 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 UNIT 45, THE TERRACES AT BRENTWOOD CHASE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20001103-0109137, 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 TIFFANY L. SPAHN, UNMARRIED BY WARRANTY DEED FROM CHERYL M. HIGGS, FORMERLY KNOWN AS CHERYL M. CASNER, MARRIED, RECORDED ON THE 4TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031104-0161731, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 453 Old Towne Drive, Brentwood, Tennessee 37027

(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.

Davidson County DEEDWARR
Recvd: 03/19/08 10:53 2 pgs
Fees:13.00 Taxes:814.00

20080319-0027683

Witness my/our hand(s) this 13th day of March, 2008.

Tiffany L. Spahn Atkinson

James Fitzgerald Atkinson by Tiffany L. Spahn Atkinson, attorney-in-fact

James Fitzgerald Atkinson

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of March, 2008, before me personally appeared Tiffany L. Spahn Atkinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Fitzgerald Atkinson and who acknowledged he/she/they executed the same as the free act and deed of the said James Fitzgerald Atkinson.

Witness my hand and official seal, this the 13th day of March, 2008.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of March, 2008, before me personally appeared Tiffany L. Spahn Atkinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged she executed the same as her free act and deed for the purposes herein set forth.

Witness my hand and official seal, this the 13th day of March, 2008.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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