Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 14th day of March, 2008.

Notary Public
My commission expires: 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

05-0802-64062

Address of New Owner:	Send Tax Bills to:	Tax Information
Jimmy R. Holt	Fifth Third Bank	094-02-0 072.00
1711 Electric Avenue	P.O. Box 11060	
Nashville TN 37206	Orange, CA 92856-8160	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward J. Cox and wife, Kimberly A. Cox, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jimmy R. Holt, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of United Electric Railway Plan, of record in Book 161, Page 8, Register's Office for said County, to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to Edward J. Cox and wife, Kimberly A. Cox by deed from Mary Ann Goodwin, dated 2/23/2006, recorded 3/8/2006, of record in Instrument No. 20060308-0027067, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1711 Electric Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 14:03 2 pgs
Fees:13.00 Taxes:314.50
20080319-0027815

WITNESS my hand this 13th day of March, 2008.

Edward J. Cox

Kimberly A. Cox

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward J. Cox and Kimberly A. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 13th day of March, 2008.

State of Tennessee at Large

My Commission expires 5/22/10

