03

Realty Title
Box 484

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $203,000.00**

Pamela Hanchey
**Affiant**

**Subscribed and sworn to before me, this 30th day of April, 2008.**

Karen Colbert
**Notary Public**
**My commission expires: 7-24-2010**

Davidson County DEEDWARR
Recvd: 05/16/08 15:17 2 pgs
Fees:13.00 Taxes:751.10
20080516-0050738

**03-0804-35339**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Rita Ann Cox | Franklin American Mortgage | 126-16-0-A-117 |
| 6828 Bridgewater Drive | 501 Corporate Centre Drive, #400 | |
| Nashville TN 37221 | Franklin, TN 37067 | |

## 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, J. Stewart Brown, unmarried, and Kimberly Kamber, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rita Ann Cox, 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. 117, on the Plan of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to J. Stewart Brown and Kimberly Kamber by deed from The Craig Company, dated 5/7/03, recorded 5/22/03, in Instrument No. 20030522-0070396 , 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 6828 Bridgewater Drive, Nashville, TN 37221

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.

WITNESS my hand this 30th day of April, 2008.

J. Stewart Brown

Kimberly Kamber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. Stewart Brown and Kimberly Kamber, 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 Nashville, TN, this 30th day of April, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09