Davidson County DEEDWARR
Recvd: 06/03/08 08:42 2 pgs
Fees:13.00 Taxes:624.93

20080603-0056201



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$168,900.00
X _____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2008.
_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy S. Cox & Pamela M. Rose 3108 Windemere Circle Nashville, TN 37214	Franklin American Mortgage 501 Corporate Centre Dr. Ste 400Franklin, TN 37067	Map 84.12 Parcel 13

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Nancy A. Hall, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Timothy S. Cox, unmarried and Pamela M. Rose, unmarried, joint tenants with right of survivorship

Hereinafter called the grantees, their heirs 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. 159 on the Map of Lincoya Hills, Section VI, of record in Book 2331, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nancy A. Hall, unmarried by deed from Charles Ray Halliburton, by and through E. W. Wilkerson, Attorney in Fact, and wife, Willie Daniel Halliburton, Jr., unmarried dated July 17, 2000 of record in Instrument Number 20000718-0070756, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 71, Register's Office for Davidson County, Tennessee.
2) 2008 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3108 Windemere Circle, Nashville, TN 37214**
(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 GRANTEES, their heirs and assigns, forever; and we do 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 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 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(s) this 23 day of May, 2008.

_____
Nancy A. Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nancy A. Hall, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076