Davidson County DEEDWARR
Recvd: 08/13/08 12:31 3 pgs
Fees:18.00 Taxes:40.70

20080813-0083370

This Instrument Prepared By:
AND

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

David M. Smythe
144 Second Avenue, North
Suite 450 – Pilcher Building
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Eddie Cox 1263 Twelve Stones Goodlettsville, TN 37072	New Owner 1263 Twelve Stones Goodlettsville, TN 37072	Map No. 93-12 Parcel 84

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $11,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2008.

Notary Public

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/22/10

FOR AND IN CONSIDERATION of the sum of $11,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, The Bank of Nashville, (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Eddie Cox (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 64, the westerly 15 feet of Lot No. 63, and the easterly 20 feet of Lot No. 65 in the Maury and Claibornes Addition to Nashville, Tennessee, a plan of which is of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 64 and parts of Lots Nos. 63 and 65 join and front together 70 feet on the north side of Green Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to The Bank of Nashville by Substitute Trustee's Deed of record in Instrument No. 20080602-0056109, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 12 Green Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, his successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metro Davidson County taxes for the property through the date of Deed will be paid at closing and/or will be assumed by Grantee;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

4. In accepting this Deed, Grantee expressly disclaims and waives any application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-201 et. seq. and the same shall not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 8 day of Aug, 2008.

The Bank of Nashville

By: Ellen P. Hackett

Title: SVP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Alanna Williams, a Notary Public for the State of County aforesaid, personally appeared Ellen Hackett with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a S.V.P. of The Bank of Nashville, the within named bargainor, a corporation, and that she as such S.V.P. being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as S.V.P.

Witness my hand and official seal at office this 8th day of Aug., 2008.

Notary Public

MY COMMISSION EXPIRES:
NOVEMBER 22, 2010

My Commission Expires: _____

ALANNA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY