Davidson County DEEDWARR
Recvd: 09/04/08 14:33 2 pg
Fees:13.00 Taxes:68.45

20080904-0090891

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

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $18,500.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2008.

Notary Public
My commission expires: 5/22/10

05-0808-64340

Address of New Owner:	Send Tax Bills to:	Tax Information
Tina Fisher	Tina Fisher	093-12-0-084.00
12 Green Street	473 Hogan Rd,	
Nashville TN 37210	Nashville, TN 37220	

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, Eddie Cox, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tina Fisher, 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. 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 84-85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

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.

Further being the same property conveyed to Eddie Cox by deed from The Bank of Nashville, dated August 11, 2008, recorded August 13, 2008, of record in Instrument No. 20080813-0083370, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of grantor nor grantors spouse, or any dependant.

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 12 Green Street, Nashville, TN 37210

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 25th day of August, 2008.

Eddie Cox

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 25th day of August, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY