(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/09 11:12 2 pgs
Fees:13.00 Taxes:251.60
20090309-0020681

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2009

Notary Public

MY COMMISSION EXPIRES: 10-19-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mail to: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CML Properties, LLC	SAME	Map 043.11 Parcel 024.00
(NAME)	(NAME)	
5543 Edmondson Pike #140		
(ADDRESS)	(ADDRESS)	2009-0081
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joseph Edward Fox, an unmarried man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CML Properties, LLC, 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:

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. 76 on the unrecorded Plan of Anderson Estates and being a re-subdivision of Tracts 1 and 13 on the Plan of Anderson Tract of record in Plat Book 1130, page 37, Register's Office for said County, and described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946.

Beginning at a point on the easterly margin of McArthur Drive at the corner of Lots 76 and 77; thence with the line between said lots easterly 136 feet to a point, the corner of said lots and Lots Nos. 24 and 25; thence with the line between Lots 25 and 76 northerly 65 feet to the corner of Lots 26 and 75; thence with line between Lots 76 and 75, westerly 136 feet to the easterly margin of McArthur Drive; thence with margin of same southerly 65 feet to the beginning.

Being a portion of the property conveyed to Joseph Edward Fox, unmarried by warranty deed of Ray K. Binnion of record in Book 10225, page 259, conveyance dated October 10, 1996, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2009 County Tax a lien but not yet due and payable. Map 043.11 Parcel 024.00 Subject to matters on the unrecorded plan of Anderson Estates and being a re-subdivision of Tracts 1 and 13 on the Plan of Anderson Tract of record in Plat Book 1130, page 37, Register's Office of Davidson County, Tennessee. Subject to matters appearing on survey made by Anderson and Gee, Surveyors, dated August 5, 1946.

This property, known as 207 McArthur Drive, Madison, TN 37115
(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/our hand(s) this 6TH DAY OF MARCH, 2009.

Joseph Edward Fox

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Edward Fox, with whom I am personally acquainted (or provided 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 and official seal, this the 6th day of March, 2009.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY