WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Timothy Cox and Kimberly Cox 2904 Nocturne Forest Drive Nashville, Tennessee 37218	SEND TAX BILLS TO: Suntrust Mortgage, Inc. ~~SAME~~ 401 Commerce St. Ste 600 Nashville, TN 37219	MAP-PARCEL NUMBERS: 070030A04100CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

DANIEL CARR and wife, JOE ANN CARR

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

TIMOTHY COX and wife, KIMBERLY COX A/K/A Timothy L. Cox SR, And Kimberly M. Cox

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY** State of Tennessee, described as follows, to-wit:

BEING Lot No. 41 on the Final Plat, Phase II, Nocturne Forest, of record as Instrument No. 20000602-0055004, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel Carr and wife, Joe Ann Carr by warranty deed from Cumberland Builders, Inc., of record in Instrument No. 20020507-0056360 in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the Final Plat, Phase II, Nocturne Forest, of record as Instrument No. 20000602-0055004, Register's Office for Davidson County, Tennessee; and to restrictions, conditions, covenants, and/or by laws, of record against said property which are in said Register's Office; especially to restrictions of record in Instrument No. 200001115-0113379, said Register's Office.

This is improved property known as **2904 Nocturne Forest Drive, Nashville, Tennessee 37218.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 31st day of March, 2009.

DANIEL CARR

JOE ANN CARR

BILL GARRETT, Davidson County
Trans: T20090021928 DEEDWARR
Recvd: 04/02/09 14:07 2 pgs
Fees: 13.00 Taxes: 963.85

20090402-0029862

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **DANIEL CARR and wife, JOE ANN CARR,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 31st day of March, 2009.

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-23-12

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $260,500.00.

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2009.

NOTARY PUBLIC

My Commission Expires:

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 19, 2009