BILL GARRETT, Davidson County
Trans:T20090022710 DEEDWARR
Recvd: 04/06/09 11:44 2 pgs
Fees:13.00 Taxes:481.00
20090406-0031143

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of April, 2009, by and between Robert H Braswell, a married man, party of the first part, and Thomas J Cox and Anita J Cox, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 482, on the Plan of Sherwood Forest, Section 5, of record in Book 4660, Page 190, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Robert H. Braswell by virtue of that certain Substitute Trustee Deed dated November 30, 2006, at Instrument No. 20061208-0151976 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has never been used as his primary residence. This property is for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4990, Page 73 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert H. Braswell

Robert H Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert H Braswell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of April, 2009.

MEMORIE K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Memorie K White

Notary Public

My Commission Expires: 9-19-09

Property Owner & Address: Thomas J Cox and Anita J Cox

4843 Shshone Drive
Old Hickory, TN 37138

Tax Parcel No 065130085 00

Property Address: 4843 Shshone Drive
Old Hickory, TN 37138

MAIL TAX BILLS TO: Thomas J Cox and Anita J Cox

4843 Shshone Drive
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Thomas Cox
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of April, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009