

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$139,500.00 DBP

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30 DAY OF April, 2009.
|Donna C. Pionk

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Price 1413 Market Square Hermitage, TN 37076	Guaranty Trust 316 Robert Rose Drive Murfreesboro, TN 37133	Map 86.07 Parcel 163

For and in 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,

Kristen S. Cox, and husband, Dennis Cox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David B. Price, unmarried

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:

Being Lot No. 231, on the Final P.U.D. Plan of Phase V-B, Revised, Jackson's Retreat, of record in Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kristen S. Cox by deed from Melvin L. Taylor and wife, Rosalind H. Taylor dated October 18, 2006 of record in Instrument Number 20061024-0131672, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee.
2) Property is subject to Jackson's Retreat, Phase V-B, Revised, a Planned Unit Development, Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5745, Page 294, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 5741, Page 360, Book 6806, Page 256, Register's Office for Davidson County, Tennessee.
3) 2009 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1413 Market Square, Hermitage, TN 37076**
(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 our hand(s) this 30 day of April, 2009.

Kristen S. Cox

Dennis Cox

BILL GARRETT, Davidson County
Trans:T20090031516 DEEDWARR
Recvd: 05/12/09 15:25 2 pgs
Fees:13.00 Taxes:516.15
20090512-0043786

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kristen S. Cox, and husband, Dennis Cox, with whom I am personally acquainted, (or who proved 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, at office, this 30 day of April, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076