BILL GARRETT, Davidson County
Trans:T20090056708 DEEDWARR
Recvd: 08/19/09 10:28 2 pgs
Fees:13.00 Taxes:96.20

20090819-0078028

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

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $26,000.00

Holly Christian
Affiant

Subscribed and sworn to before me, this 13th day of August, 2009.

Angela A. Ramsey
Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010

05-0908-64726

Address of New Owner:	Send Tax Bills to:	Tax Information
Eddie Cox	OWNER	162-04-0-010.00
4945 Shihmen Drive	1263 TWELVE STONES	
Antioch TN 37013	GOODLETTSVILLE TN 37072	

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, Mark S. Tyree, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eddie Cox, 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. 167, on the Plan of Antioch Park, Section 3, of record in Book 4460, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark S. Tyree by deed from 4945 Shihmen Trust, dated December 14, 2005, recorded December 29, 2005, of record in Instrument No. 20051229-0156096, Register's Office for Davidson County, Tennessee.

Loretta A. Tyree, spouse of Mark S. Tyree, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 4945 Shihmen Drive, Antioch, TN 37013

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 13th day of August, 2009.

Mark S. Tyree

Loretta A. Tyree

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 13th day of August, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

