OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

BILL GARRETT, Davidson County
Trans: T20090063192 DEEDWARR
Recvd: 09/15/09 15:57 2 pgs
Fees: 13.00 Taxes: 120.25
20090915-0086220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Brandy K. Goman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2009

Allison Barnwell
NOTARY PUBLIC

My Commission expires:

ALLISON BARNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Keith Brown and Kimberly G. Brown and Charles Jeffrey Carr and Tammy Jo Carr	KEITH BROWN	Map:04900015700 Parcel:
(NAME) 1222 Ridge Circle	(NAME) Same	Map: Parcel:
(ADDRESS) Joelton TN 37080	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 09070178

Warranty Deed

For and in Consideration Of the sum of $32,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CHARLIE RICHARD COX and RUBY SEAT COX

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Keith Brown and wife, Kimberly G. Brown and Charles Jeffrey Carr and wife, Tammy Jo Carr

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 13 of the J. A. Williams Tract and described according to a survey made by Z.J. Wilkinson, Surveyor, March 7, 1942, as follows:

Beginning at a point in the center line of Green Lane at the common corner of Lot 12 and 13 which point is 1915 feet from the center of Whites Creek Pike; thence northerly with the line between Lots 12 and 13, 600 feet; thence easterly 100 feet to the corner of Lots 13 and 14; thence with the line between said lots southerly 600 feet to the center of Green Lane; thence westerly with said lane 100 feet to the point of beginning.

Being the same property conveyed to Ruby Seat Cox, as to a Life Estate and Charlie Richard Cox and Ruby Nadean Adcock, as to the remainder interest, by deed from Ruby Seat Cox, of record as Instrument No. 20070507-00054581, dated May 12, 2007, said Register's Office. Ruby Nadean Adcock then further conveyed her interest to Charlie Richard Cox, by deed of record as Instrument No. 20080826-0087637, dated August 22, 2008, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

This conveyance is made subject to the following:

1. Davidson County Taxes for 2009 which have been prorated and assumed by the Grantees.

2. That portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property known as 524 GREEN LANE, WHITES CREEK, Tennessee 37189

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 15th day of September, 2009

CHARLIE RICHARD COX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHARLIE RICHARD COX the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of September, 2009.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

RUBY SEAT COX

By CHARLIE RICHARD COX, ATTY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charlie Richard Cox, to me known to be the person who executed the foregoing instrument on behalf of RUBY SEAT COX, and acknowledged that he executed the same as the free act and deed of the said Ruby Seat Cox.

Witness my hand and official seal at the office this 15th day of September, 2009.

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010