WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090066007 DEEDWARR
Recvd: 09/28/09 15:56 2 pgs
Fees:13.00 Taxes:462.13
20090928-0090070

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$124,900.00.**

Affiant

Subscribed and sworn to before me this 23rd day of September, 2009.

Notary Public
My Commission expires: 8-3-10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel P. DuBose	Churchill Mortgage Corp.	150-01-0-036.00
486 Rural Hill Road	761 Old Hickory Blvd. Ste 401	
Nashville, TN 37217	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeff E. Cox and Julie P. Cox**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel P. DuBose and Simone C. DuBose, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 168 on the plan of Edge-O-Lake Estates, Section I, of record in Book 3600, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeff E. Cox and wife, Julie P. Cox, by deed from Randy S. Colligan and wife, Melissa Colligan, on February 27, 1997, of record in Book 10363, page 939, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-01-0-036.00.
- Subject to all matters as shown on the Plan of record in Book 3600, page 43; amended in Book 3818, page 494, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3679, page 279, Register's Office for Davidson County, Tennessee.

This is improved property known as: **486 Rural Hill Road, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 23, 2009.

Jeff E. Cox

Julie P. Cox

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeff E. Cox and Julie P. Cox,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 23, 2009

My commission expires 8/15/10

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public