STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater of this transfer is $121,000.00.

× Nicholas A Cox
Affiant

Subscribed and sworn to before me this 15th day of October, 2009.

Notary Public

My Commission Expires: 3/20/10

File No. G9-8713D

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicholas A. Cox (NAME)	New South Federal Savings Bank (NAME)	53 6 A 177 CO
2109 Riverway Drive (STREET ADDRESS)	131 Maple Row Blvd. Ste. D400 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090075618 DEEDWARR
Recvd: 11/05/09 13:04 2 pgs
Fees:13.00 Taxes:447.70
20091105-0102444

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Navy Federal Credit Union** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Nicholas A. Cox, an unmarried man, and Lindsey M. Wood, an unmarried woman, as joint tenants with rights of surviorship** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the plan of PHASE ONE WATERFORD SUBDIVISION, as shown by plat of record in Plat Book 6900, Page 569, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Navy Federal Credit Union from Shellie Wallace Successor Trustee, by Trustee Deed dated July 29, 2009, as Instrument No. 20090805-0073575, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2009 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 2109 Riverway Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 21st day of October, 2009.

Navy Federal Credit Union

By: Christine Stanley AS Asst. Vice President

STATE OF ~~Tennessee~~ Virginia

COUNTY OF ~~Davidson~~ Fairfax

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christine Stanley for Navy Federal Credit Union with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the AVP of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of October, 2009.

My Commission Expires: 11/30/10

Notary Public

Leslie J. Stagnato
Commonwealth of Virginia
Notary Public
Commission No. 7062875
My Commission Expires 11/30/2010

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066