RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0737

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
104,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th Day of November, 2009

Notary Public
Commission Expires: 4/23/2013

BILL GARRETT, Davidson County
Trans:T20090082537 DEEDWARR
Recvd: 12/07/09 11:16 2 pgs
Fees:13.00 Taxes:388.46
20091207-0111691

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Robert E. Cox 606 Jones Street Old Hickory, TN 37138	F&M Bank 100 Bluegrass Commons Blvd. Suite 100 Hendersonville, TN 37075	044-11-0-172.00

WARRANTY DEED

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, I/WE,

Ted D. Edinger and Shana Edinger, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E. Cox, An Unmarried Person

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:

Land in Davidson County, Tennessee, being Lot No. 24, Section "A', Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on a plan recorded July 6, 1948 in Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, fronting 56 feet on Jones Street and containing 0.11 acres, more or less.

Being the same property conveyed to Ted D. Edinger, unmarried, by Warranty Deed, from Kris T. Brummett, unmarried, of record in Instrument No. 20011127-0129116, Register's Office for Davidson County, Tennessee, dated November 21, 2001 and recorded November 27, 2001.

Shana Edinger, spouse of Ted D. Edinger, hereby joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 606 Jones Street Old Hickory TN 37138.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Ted D. Edinger

Shana L Edinger

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ted D Edinger Shana L Edinger, with whom I am personally acquainted (or 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 and official seal at Sumner Co., Tennessee this 30th Day of November, 2009.

Notary Public

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: 2-20-12