Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100001604 DEEDWARR
Recvd: 01/08/10 10:46 2 pgs
Fees:13.00 Taxes:1369.00
20100108-0001910

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2009

Notary Public
My commission expires: 7-21-13

DAVID R. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Rameses Cox-Bey, Jr. 212 Hicks Road Nashville, TN 37221	WFHM P.O. Box 11701 Newark, NJ 07101 4701	142-11-167.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Cabral, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rameses Cox-Bey, Jr., unmarired,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Woodside Subdivision, as of record in Book 9700, page 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Cabral by deed from Foorood Amirmadhi and Goli Sotoohi of record in Instrument 200505130054334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 212 Hicks Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 30th day of December, 2009.

Robert Cabral
by Danielle Griggs, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Danielle Griggs,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Robert Cabral** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Robert Cabral.**

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of December, 2009.

Notary Public

My Commission expires: November 28, 2011

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FILE NO: 2009121449