This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/04/10 10:02 7 pgs
Fees:38.00 Taxes:647.50
20100804-0061246

Address New Owner And Send Tax Bills To:

Daniel L. Short and wife, Linda M. Short
4916 Wood Valley Drive
Raleigh, NC 27613

Parcel Identification:

103 06 0 029.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **George Jeremy Cox** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Daniel L. Short** and wife, **Linda M. Short** (hereinafter collectively referred to as the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

Lee Ann Campbell, the wife of George Jeremy Cox, joins in this deed for the sole purpose of relinquishing any martial rights in the Property.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 4th day of August, 2010.

D. Jeremy Cox

George Jeremy Cox

Lee ann campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2010.

Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2013

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Jeremy Cox, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 4th day of August, 2010.

Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2013

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Ann Campbell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 4th day of August, 2010.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2013

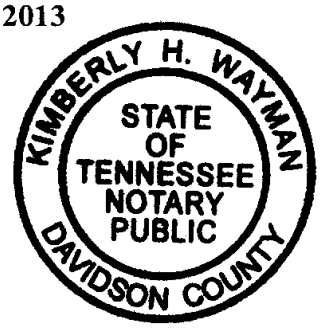


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, Page 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Jeremy Cox, by deed from Charles M. Hall and wife, Lucy J. Hall, of record as Instrument No. 20030708-0093872, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5536 Oakmont Circle, Nashville, Davidson County, Tennessee 37209 (Map/Parcel Identification No. 103 06 0 029.00).

Exhibit B

Exceptions

1. Title to the portion of the property within the boundaries of any roads.

2. Easements for utilities serving the subject property.

3. Davidson County property taxes for the year 2010, a lien, but not yet due and payable.

4. All matters shown on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, Page 95, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013

