Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

39-B
File #10-1188

BILL GARRETT, Davidson County
Trans:T20100056192 DEEDWARR
Recvd: 09/08/10 09:06 2 pgs
Fees:13.00 Taxes:754.80
20100908-0071323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia Uland Khouri as Substitute Trustee of the Virginia Uland Khouri Revocable Trust established July 24, 1975, as amended from time to time, with full power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew C. Cox, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 72 on the Plan of Richmeade Place, Section V, as shown on a Plat of record in Book 5210, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Paducah Bank & Trust Company, as Trustee of The Virginia Uland Khouri Revocable Trust, established July 24, 1975, as amended from time to time, its successors, and assigns, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary by Quitclaim Deed from Virginia Uland Khouri dated October 19, 2000 of record in Instrument No. 20001114-0112802, Register's Office for Davidson County, Tennessee. Said Virginia Uland Khouri having been appointed Substitute Trustee of said Trust by Second Amendment to the Virginia Uland Khouri Revocable Trust dated August 4, 2009. Virginia Uland Khouri joins in the execution of this instrument individually as the Beneficiary of said Trust to certify that said trust remains in existence and that she as Substitute Trustee has full authority to execute this conveyance on the behalf of the said Trust.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 401 Bowling Avenue #80, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of September, 2010.

The Virginia Uland Khouri Revocable Trust dated July 24, 1975

Virginia Uland Khouri, Substitute Trustee
BY: Virginia Uland Khouri, Substitute Trustee

Virginia Uland Khouri
Virginia Uland Khouri

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Virginia Uland Khouri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Substitute Trustee of the within named The Virginia Uland Khouri Revocable Trust dated July 24, 1975, and that she executed the within instrument as the Substitute Trustee of The Virginia Uland Khouri Revocable Trust and individually for the purposes therein.

Witness my hand at office this the 3rd day of September, 2010.

Notary Public

My Commission Expires: 8/20/14

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$207,500.00~~ $204,000.00

KB MCC

Affiant

Sworn and subscribed before me on this the 3rd day of September, 2010.

Notary Public

My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew C. Cox **401 Bowling Avenue #80** **Nashville, TN 37205**	New Owner	**104-13-B-72CO**