Return to: John T. Cook, P.C.

Box 14A
File 24003-3

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20120036961 DEEDWARR Recvd: 05/21/12 08:42 2 pgs Fees:13.00 Taxes:795.50 20120521-0043520	The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Matthew A. Grantham Affiant Subscribed and sworn to before me, this the 18th day of May, 2012. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew A. Grantham **Keaton B. Grantham**	**BancorpSouth Bank**	**Map 146-11-0, Parcel 042.00**
615 Barrywood Drive	P.O. Box 3356	
Nashville, TN 37220	Tupelo, MS 38803-3356	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Warren H. Cuzzort, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew A. Grantham and Keaton B. Grantham, husband and wife

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. 69, on the Plan of Crieve Hall Estates, Section One Revised of record in Book 1835, Page 122, 123 and 124, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Warren H. Cuzzort, Jr. and wife, Mary Reed Cuzzort by Deed from John F. Cunningham and wife, Mayne P. Cunningham, dated May 21, 1957, of record in Book 2647, page 593, Register's Office for Davidson County, Tennessee. Mary Reed Cuzzort died November 6, 2010 and title vested in Warren H. Cuzzort, Jr. as surviving tenant by the entirety. Warren H. Cuzzort, Jr. and Warren H. Cuzzort, Jr. is one and the same person.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Warren H. Cuzzort, pursuant to a Power of Attorney executed by same on the ____ day of _____, 20__, of record in Instrument No. 20120521-0043519, Register's Office for Davidson County, Tennessee.

This is improved (_X__) Unimproved (____) property, known as **615 Barrywood Drive, Nashville, TN 37220**

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 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 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/our hand(s) this **18th** day of **May, 2012.**

Warren H. Cuzzort, Jr.

Warren H. Cuzzort, Jr.

By: James Reed Cuzzort, ATTORNEY-IN-FACT

By: James Reed Cuzzort, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **James Reed Cuzzort**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Warren H. Cuzzort**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Warren H. Cuzzort for the purpose therein contained, by signing the name of Warren H. Cuzzort by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2012.

Notary Public

My Commission Expires: 2/24/13

