THIS INSTRUMENT PREPARED BY: **Mudter & Patterson,** **an Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $10,000.00. Carol A Clawson Affiant Subscribed and sworn to before me, this 23rd day of January, 2013. Notary Public My Commission Expires: 3/17/14

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner(s): Donald A. Cox, Jr. and Carol C. Cox 508 Brook Hollow Drive Nashville, TN 37205	Send Tax Bills to New Owner	Tax Information: p/o 115 110 10600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Paul Thomas Beavin, Sr. and wife, Mary Ann Beavin, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Donald A. Cox, Jr. and wife, Carol C. Cox, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20130009322 DEEDWARR
Recvd: 02/04/13 09:55 3 pgs
Fees:18.00 Taxes:37.00
20130204-0011190

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 23rd day of January, 2013.

Paul Thomas Beavin Sr.

Paul Thomas Beavin, Sr.

Mary Ann Beavin

Mary Ann Beavin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Thomas Beavin, Sr. and wife, Mary Ann Beavin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of January, 2013.

Notary Public

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 10.11.15

Exhibit "A"

Land in Davidson County, Tennessee, being a part of Lot 178 as shown on the plan of West Meade Farms, Inc. Section "G" as recorded in Book 1835, page 115, Register's Office for Davidson County, Tennessee, and now a part of Lot 179 on the revised plat known as the Re-Subdivision of Lots 178 and 179 in West Meade Farms, Inc. Section "G", as recorded in Instrument No. 20120110-0002604, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of said Lot 178, being marked by a 1 inch iron pin found at grade and bent; thence South 17 degrees 32 minutes 38 seconds East along the west line of said Lot 178 a distance of 176.80 feet to a concrete monument found 1.0 feet above grade and leaning at the southwest corner of said Lot 178; thence South 71 degrees 17 minutes 38 seconds East along the southern line of said Lot 178 a distance of 20.38 feet to a 5/8 inch rebar with an orange cap marked "Elite 2538" set at grade; thence North 17 degrees 32 minutes 38 seconds West parallel with the west line of said Lot 178 distance of 188.66 feet to a 5/8 inch rebar with an orange cap marked "Elite 2538" set at grade, said point being on the southerly right-of-way line of Vosswood Drive, said point also being on a curve to the left the radius point which bears South 16 degrees 23 minutes 54 seconds East 975.00 feet; thence westerly along said curve an arc distance of 16.44 feet to a point which bears North 17 degrees 21 minutes 52 seconds West from said radius point; said curve also contains a chord bearing of South 73 degrees 07 minutes 07 seconds West a chord distance of 16.44 feet to the point of beginning, containing 3,004 square feet or 0.07 acres, more or less.

Being part of the same property conveyed to Paul Thomas Beavin, Sr. and wife, Mary Ann Beavin, by deed dated November 1, 1993, from Forrest Wilfred Beavin, Jr. and wife, Mary B. Beavin, of record in Book 9145, page 544, Register's Office for Davidson County, Tennessee, and by quitclaim deed dated October 5, 2001, of record in Instrument No. 20011010-0110471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013.
2. All matters shown on the plans of record in Book 1835, page 115, and Instrument No. 20120110-0002604, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants in Book 2038, page 537, Register's Office for Davidson County, Tennessee.