BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration of value, whichever is greater, for this transfer is **$60,000.00**.

Affiant

Sworn to and subscribed before me this 1 day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2001

BOOK 11282 PAGE 454

99 JAN -5 AM 10:35
BILL BARRETT REGISTER
DAVIDSON COUNTY, T.N.

IDENTIFICATION REFERENCE
05328871

ADDRESS - NEW OWNER
**Mark R. Rodriguez**
PO Box 140907
Nashville, TN 37214

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER
Map 81-11
Parcel 272

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John N. Sowell and wife, Mattie L. Sowell**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mark E. Rodriguez**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 371 and the southerly 5 feet of Lot No. 370 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of Lots Nos. 370 and 371 front together 55 feet on the easterly side of 17th Avenue, North, formerly James Street, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to John N. Sowell and wife, Mattie L. Sowell, by deed from Ellen Nochlin Ross and husband, Irwin Ross, of record in Book 4727, page 218, said Register's Office.

This is improved property known as 1630 17th Avenue, North.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does

covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 4th day of January, 1999.

**John N. Sowell**

**Mattie L. Sowell**

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, **John N. Sowell and Mattie L. Sowell**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

8660 01/05 0101 03CHECK 233.00

**OFFICIAL RECEIPT**

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____ BOOK 11282 PAGE 456

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| CO | - CONVEYANCE | CC | - CERTIFIED COPY | MISC | - MISCELLANEOUS |
| MO | - MORTGAGE | REL | - RELEASE | CO TX | - STATE TAX CONVEY |
| WD | - WARRANTY DEED | UCC | - UNIFORM COMMERCIAL CODE | MO TX | - STATE TAX MORT |
| TD | - TRUST DEED | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 233.00
CHECK 233.00
01/05/99 01 10:32 0001 8660

0532887
IDENTIF. ↑ REFERENCE

99 JAN -5 AM 10:35

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1408052