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Realty Title 48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/11/02 15:21 2pgs
Fees:13.00 Taxes:88.43

20021111-0139188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,900.00

James A Sowell

Affiant

Subscribed and sworn to before me this 9th day of November, 2002.

Notary Public

My commission expires: 03/14/05

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
James Sowell	New Owner	081-07-0-147.00
2013 9th Avenue North	7402 Bermuda Dr.	
Nashville, TN 37208	Christiana, TN 37037	

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, St. Francisville, LLC hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to James Sowell, hereinafter called the Grantees, their successors 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 the same property described in and conveyed in the deed of record in Book 3371, Page 497, Register's Office for said County, and being further described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 1 and 2 on the Map of Holt's Subdivision of Lot Nos. 8 and 11 in Owen's Buena Vista Plan, the original of which is of record in Book 15, Pages 10 and 11, Register's Office for said County.

Beginning at a point in the westerly margin of 9th Avenue North 252.5 feet, more or less, south of the southwest intersection of said avenue and Cass Street; thence westwardly parallel to the line between Lot Nos. 1 and 2, 129 feet, more or less to an alley; thence with the margin of the same southwardly 50 feet, to the westerly margin of 9th Avenue North; thence with the margin of the same northwardly 50 feet to the point of beginning.

Being the same property conveyed to Saint Francisville, LLC by Trustee's Deed from Robert M. Wilson, Jr., Substitute Trustee, of record in Instrument No. 20021009-0123147, Register's Office for Davidson County, Tennessee. Saint Francisville, LLC being the same entity as St. Francisville, LLC.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2013 9th Avenue North, Nashville, TN 37208.

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, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantor. Grantor hereby covenants with Grantees that Grantor will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further otherwise.

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 31st day of October, 2002.

St. Francis, LLC

By: _____
Peggy Wilks, Agent

STATE OF Louisiana
~~COUNTY~~ Parish OF East Baton Rouge

Personally appeared before me, the undersigned, a Notary Public in and for said ~~county~~ parish and state, the within named Peggy Wilks, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Agent of St. Francis, LLC, the within named bargainor, and that She is authorized by St. Francis, LLC to execute this instrument on its behalf as such Agent.

Witness my hand in Baton Rouge, LA, this 31st day of October, 2002.

Notary Public Susan Griffon

My Commission expires: Upon Death