PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 44330
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Christopher Mixon 3604 Hampton Lane Nashville, Tennessee 37205	Suntrust Mortgage P.O. Box 305110 Nashville, Tennessee 37230

TAX MAP-PARCEL NUMBERS: 117-05-049

Davidson County DEEDWARR
Recvd: 03/19/03 14:56 2pgs
Fees:13.00 Taxes:2867.50
20030319-0036584

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$775,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward Stec, unmarried and Henry E. Kromer, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Christopher Mixon** 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 Lot No. 31 on the Plan of Henry Sperry Subdivision of record in Book 974, Page 21, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the northerly margin of Hampton Avenue and extends back between parallel lines 200 feet to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Edward Stec by deed from Louise Craig Ballentine of record in Doc. No. 20001018-0103473, said Register's Office. By Quitclaim Deed of record in Doc. No. 20010817-0089305, said Register's Office, the said Edward Stec, a single person conveyed a one-half (1/2) individed interest in subject property to Henry E. Kromer, a single person.

Karen Duffy Kromer, spouse of Henry E. Kromer, joins in conveying any interest she might have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 974 Page 21, said Register's Office; Agreement for dedication of easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3944, page 101, said Register's Office.

This is improved property, known as: 3604 Hampton Avenue, Nashville, Tennessee 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 COVENANTS with the said Grantee 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.

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.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2003.

Edward Stec

Henry E. Kromer

Karen Duffy Kromer

State of TENNESSEE
County of DAVIDSON

On this 14th day of March, 2003 , before me the undersigned authority, personally appeared Edward Stec Henry E. Kromer , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TN My Commission Expires 7/[illegible]/2003

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

On this 14th day of March, 2003 , before me the undersigned authority, personally appeared **Karen Duffy Kromer** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 8-23-2005

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

Sworn and subscribed before me this the 14th day of March, 2003

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE

Notary Public

7/24/2003

Wldoc: Deed Wty—12/92