Davidson County DEEDWARR
Recvd: 05/09/03 10:43 2pgs
Fees:13.00 Taxes:18.50

20030509-0062518

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2003.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valuebuilt Homes 1137 Safety Harbor Cove Old Hickory, TN 37138	New Owner	Map 81.11 Parcel 134.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mattye Sawyers Cox, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Valuebuilt Homes

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. 44 ON THE MAP OF S. A. CHAMPION'S SUBDIVISION OF RECORD IN BOOK 161, PAGE 132, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50 FEET ON THE WESTERLY SIDE OF 21ST AVENUE NORTH AND RUNS BACK BETWEEN LINES 154 FEET TO AN ALLEY ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO LOLA SAWYERS KELLY AND DAUGHTER, MATTIE SAWYERS COX BY DEED, DATED OCTOBER 10, 1947, OF RECORD IN BOOK 1539, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO LOLA SAWYERS KELLY BY QUITCLAIM DEED FROM MATTIE SAWYERS COX, DATED JUNE 29, 1978, OF RECORD IN BOOK 5305, PAGE 432, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO LOLA SAWYERS KELLY AND DAUGHTER, MATTYE (A/K/A MATTIE) SAWYERS COX AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM LOLA SAWYERS KELLY THROUGH JULIAN W. BLACKSHEAR, JR., TRUSTEE, DATED MAY 23, 1980, OF RECORD IN BOOK 5605, PAGE 466, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN LEON COX, JR. AND WIFE, MATTYE SAWYERS COX BY QUITCLAIM DEED FROM LOLA SAWYERS KELLY AND DAUGHTER, MATTYE SAWYERS COX THROUGH CARLTON H. PETWAY, TRUSTEE, DATED OCTOBER 17, 1983, AND OF RECORD IN BOOK 6162, PAGE 425, SAID REGISTER'S OFFICE. THE SAID LEON COX, JR. HAS SINCE DIED.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.
3) Property is subject to any and all restrictions, easements, and conditions of record.
4) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: 1619 21st Avenue, North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with 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 hand(s) this 24th day of April, 2003.

Mattye Sawyers Cox

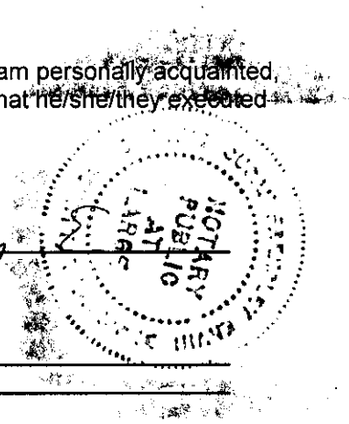
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mattye Sawyers Cox, a widow, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076