Return to B-3446

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

re-RE-RECORD

Davidson County DEEDWARR
Recvd: 05/14/03 10:38 2pgs
Fees:12.00 Taxes:0.00
20030514-0065327

Davidson County DEEDWARR
Recvd: 10/11/02 12:39 2pgs
Fees:13.00 Taxes:155.40
[redacted]
20021011-0125175

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by ERIC SOX and wife, MISSI SOX, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, AUBREY HIAM, have bargained and sold, and by these presents do transfer and convey unto the said ERIC SOX and wife, MISSI SOX, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the westerly 59 feet of Lot No. 63 on the Map of Waters Place, of record in Book 332, Pages 136 & 137, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 63 fronts 59 feet on the northerly side of Hanover Road or Avenue and runs back 134 feet on the Westerly line along the Easterly margin of an alley, and runs back 172.9 feet on the Easterly line to the Southerly margin of an alley in the rear on which it measures 70.6 feet, more or less.

Being the same property conveyed to AUBREY HIAM by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., of record in Instrument No. 20020927-0117927, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ERIC SOX and wife, MISSI SOX, their heirs and assigns, forever. And I do covenant with the said ERIC SOX and wife, MISSI SOX, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ERIC SOX and wife, MISSI SOX, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 8th day of October, 2002.

AUBREY HIAM

* re-record due to typo for Lot No.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **AUBREY HIAM,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 8th day of October, 2002.

Melody E Lexta
NOTARY PUBLIC

My Commission Expires: 7/7/03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 8th day of October, 2002.

Melody E Lexta
NOTARY PUBLIC

My Commission Expires: 7/7/03

MAP 72-12
PARCEL 1.00

ADDRESS OF NEW OWNERS:
ERIC SOX and wife,
MISSI SOX

Eric & Missi Sox
569 Holt Valley Road
Nashville, TN 37221

SEND TAX BILLS TO:

SAME