File #200410056

Davidson County DEEDWARR
Recvd: 03/19/04 14:21 2pgs
Fees:13.00 Taxes:1450.71

20040319-0031600

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 392,084.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/13/04

(AFFIX SEAL)

CAROL R. RUEGE NOTARY PUBLIC WILLIAMSON CO., TENN. MY COMMISSION EXPIRES JANUARY 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 200, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Owen Sykes and wife, Laura Lanette Sykes	CitiMortgage, Inc.	Map: 104-05-225 & 226
(NAME) 3606 Westbrook Avenue	(NAME) 1000 Technology Drive	Parcel:
(ADDRESS) Nashville TN 37205	(ADDRESS) O'Fallon, MO 63304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **REX E. LEWIS AND WIFE, SUSAN E. LEWIS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JAMES OWEN SYKES AND WIFE, LAURA LANETTE SYKES,** 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:

Tract I:

Land in Davidson County, State of Tennessee, described as follows, to-wit: Being a part of Lot No. 501 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for said County.

Said part of Lot No. 501, being the westerly 50 feet, fronts 50 feet on the northerly side of Westbrook Avenue and runs back 130 feet on the westerly line and 110 feet on the easterly line to a dead line measuring 57 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 501 on the Map of Richland Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for said County.

Said Lot No. 501 fronts 60 feet on the northerly side of Westbrook Avenue and runs back 185 feet, more or less, on the easterly line and 232 feet, more or less, on the westerly line to the southerly margin of Minnesota Avenue or the Murphy Road, measuring 79 feet, more or less, thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following described parcel conveyed to Marshall L. Holt by deed of record in Book 1450, Page 370, said Register's Office:

Land in Davidson County, State of Tennessee, described as follows, to-wit: Being a part of Lot No. 501 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for said County.

Said part of Lot No. 501, being the westerly 50 feet, fronts 50 feet on the northerly side of Westbrook Avenue and runs back 130 feet on the westerly line and 110 feet on the easterly line to a dead line measuring 57 feet thereon.

Being the same property conveyed to Rex E. Lewis and wife, Susan E. Lewis by Warranty Deed dated March 13, 2003 of record in Instrument No. 20030317-0035262, Register's Office for Davidson County, Tennessee.

(The property conveyed is all of Lot No. 501 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for Davidson County, TN.)

This conveyance is subject to the following:
Any and all matters shown on plat of record in Plat Book 421, Page 31; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3606 Westbrook Avenue, Nashville, TN 37205
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 17th day of March, 2004.

Rex E. Lewis

Susan E. Lewis

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Rex E. Lewis and wife, Susan E. Lewis who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of March, 2004.

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Notary Public

My Commission Expires: 11/30/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027