(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 04/05/04 13:42 2pgs
Fees:13.00 Taxes:246.05
20040405-0038198

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Taiyokoa McMillian	New Owner	Map 060-13
2725 Combs Drive		Parcel 160
Nashville, TN 37207		11873 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Eric Sox, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Taiyokoa McMillian, an unmarried person**, (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 147 on the plan of Trinity Hills Village, Section Two, First Addition of record in Plan Book 4460, pages 45 & 46, Register's Office for said County. Said Lot No. 147 fronts 55.0 feet on the Northeasterly margin of Combs Drive and extends back 134.9 feet on the Northwesterly line and 133.3 feet on the Southeasterly line to a dead line in the rear, measuring 58.7 feet thereon.

Being same property conveyed to Eric Sox, by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, Substitute Trustee, of record as Instrument No. 20031001-0144928, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of the Grantor or his spouse and never has been. It is solely owned by the Grantor free of any interest of his current spouse.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 4460, pages 45 & 46, Register's Office.

This is improved property commonly known as 2725 Combs Drive, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $66,500.00.

Kyn Hicks
Affiant

Subscribed and sworn to before me this
31st **day of March, 2004.**

Shirley A. Beesley
Notary Public

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

My Commission Expires: 5/24/05

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of March, 2004.

Eric Sox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric Sox**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of March, 2004.

Notary Public

BARBARA KEMPF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07