Davidson County DEEDWARR
Recvd: 04/13/04 14:28 2pgs
Fees:13.00 Taxes:240.13
20040413-0041411

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

Toni Swarthout	Toni Swarthout	Map 94-1
1424 Fulton Street	1516 Shelby	Parcel 355
Nashville, TN 37206	Nashville, TN 37206	11875 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 **Toni Swarthout, 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:

Being Lot No. 141, as shown on the map entitled Shelby Village No. Two, of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric Sox, by deed of record as Instrument No. 20031006-0147059, 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 1835, page 48, Register's Office.

This is improved property commonly known as 1424 Fulton Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $64,900.00.

TYLA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE MY COMMISSION EXPIRES 06-28-04

Affiant

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

Notary Public

My Commission Expires:_____

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 31 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.

BARBARA KEMPF NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

Notary Public

My Commission Expires: 9/22/07