WARRANTY DEED

B-AFG-04-2510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Schaefer	New Owner (NAME)	
2510 Allenwood Drive		72-1-29
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC SOX, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN SCHAEFER, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 69 on the Plan of Shepardwood Subdivision, Section I, of record in Plat Book 4175, Pages 82, and 83, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric Sox by Trustee's Deed dated January 8, 2004 and filed for record on January 14, 2004 in Instrument Number 20040114-0005659, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Willie Epps by Quitclaim Deed dated October 2, 2001 and filed for record on October 2, 2001 in Instrument Number 20011002-0106526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4361, Page 11, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Said property is not the principal residence of the Grantor, therefore his Spouse does not need to execute this Instrument.

unimproved ( )
This is improved (X) property, known as 2510 Allenwood Drive, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 16th day of April, 2004.

Eric Sox

Davidson County DEEDWARR
Recvd: 04/23/04 10:26 2pgs
Fees:13.00 Taxes:251.60

20040423-0046247

STATE OF Tennessee
COUNTY OF Davidson

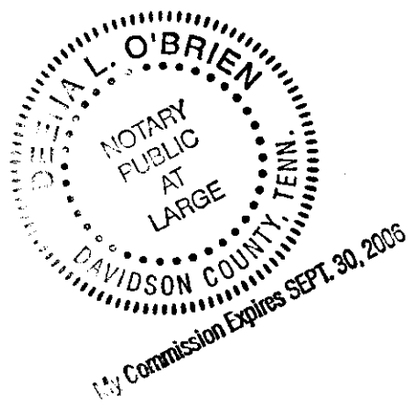
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Sox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for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

Witness my hand and official seal, this the 16th day of April, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903