Davidson County DEEDWARR
Recvd: 05/03/04 12:16 2pgs
Fees:13.00 Taxes:55.50

20040503-0050030

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

Eric L. Sox	New Owner	Map 81-11
569 Holt Valley Road		Parcel 69
Nashville, TN 37221		26b 11804

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, **Mary Frances Knight and Ruth H. Vinsang** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Eric L. Sox, a married person** (The "Grantee"), his 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. 310, as shown on the map entitled J.M., T.J., and G. W. Harding's Addition, of record in Plat Book 21, page 80, 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 James H. Chamberlain, by deed of record in Book 3437, page 575, said Register's Office. The said James H. Chamberlain having since died on September 29, 1997 and upon his death, title was vested in Mary B. Chamberlain as his sole surviving tenant by the entirety. Mary B. Chamberlain having died on June 7, 2003 and upon her death, title was vested in Mary Frances Knight and Ruth H. Vinsang as her sole surviving heirs.

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.

This is improved property commonly known as 1746 22nd Avenue North, Nashville, Tennessee 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $15,000.00.

Affiant

Subscribed and sworn to before me this 30 day of April, 2004.

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

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

And Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 30th day of April, 2004.

Mary Frances Knight

Mary Frances Knight

Ruth H. Vinsang

Ruth H. Vinsang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Frances Knight and Ruth H. Vinsang with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004.

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07