**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18469G

**MAP/GROUP/PARCEL:**106-13/11

**NEW OWNER'S NAME AND ADDRESS:**
Colette E. Wise
2078 Whitney Avenue
Nashville, TN 37210

**SEND TAX BILLS TO:**
New Owner

Davidson County DEEDWARR
Recvd: 07/02/04 15:38 2pgs
Fees:13.00 Taxes:251.60
20040702-0079456

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Eric Sox, a married man, hereinafter called Grantor, does hereby transfer and convey unto Colette E. Wise, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

**LAND in Davidson County, Tennessee, being Lot No. 90, on the Plan of Woodycrest, Section 1, as shown on plat of record in Plat Book 1835, page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

The subject property is improved property commonly known as 2075 Whitney Avenue, Nashville, TN.

BEING the same property conveyed to Grantor herein by deed of record in Instrument 20031010-0150791, Register's Office for Davidson County, Tennessee.

Subject property was investment property for seller.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Eric Sox

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

PERSONALLY appeared before me, the undersigned authority, Eric Sox, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 29th day of June 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2008

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater for this transfer is $68,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of June 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2008