PICK-UP

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Henry E. McKinnon	New Owner	Map 92-9
721 Stirrup Court		Parcel 195
Nashville, TN 37221		

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205, from information furnished by the parties hereto without benefit of a title examination.

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 **Henry E. McKinnon** (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. 39 on the Map of W. R. Wilson Tract of record in Book 332, page 161, Register's Office for said county.

Said Lot No. 39 fronts 50 feet on the westerly side of 37th Avenue North (formerly Willis Street) and runs back 124.2 feet on the north line and 126.9 feet on the south line to an alley measuring 50 feet thereon and that part of a Closed Alley shown as Alley #1185 on Bill #081-469 being recorded simultaneously herewith.

Being the same property conveyed to Eric Sox, by deed of record in Instrument Number 20040122-0008497, said Register's Office.

The above described real estate is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

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

Davidson County DEEDWARR
Recvd: 07/07/04 10:30 2pgs
Fees:13.00 Taxes:129.50
20040707-0080472

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 332, page 161, said Register's Office.

This is improved property commonly known as 439 37th Avenue North, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Henry E. McKinnon
Affiant

Subscribed and sworn to before me this 10th day of June, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE 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, his 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; have 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, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19 day of June, 2004.

Eric Sox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 2004.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07