This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040200

Davidson County DEEDWARR
Recvd: 07/09/04 14:05 2pgs
Fees:13.00 Taxes:136.90

20040709-0081967

**Send Tax Bills To:**
Same
569 Holt Valley Rd
Nashville, TN 37221
**New Owner is:**
Eric L. Sox
923 S. 12th St.
Nashville, TN 37206

MAP: 94-05
PARCEL: 49.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles Gracie Gailbreath and Glenda Gailbreath**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eric L. Sox** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 108 on the Map of Shelby Heights, Section 1, of record in Book 2330, page 171, Register's Office for said County.

SAID Lot No. 108 fronts 60.9 feet on the East margin of South 12th Street and extends back 114.9 feet on the North line and 113.1 feet on the South line to a dead line, measuring 60.9 feet thereon.

Being the same property conveyed to Gertrude Gailbreath and son, Charles Gailbreath, Jr. from Gertrude Gailbreath by QuitClaim Deed recorded in Book 8591, page 137, Register's Office for Davidson County Tennessee. Margaret Gailbreath and Gertrude Gailbreath are one and the same. Said Gertrude Gailbreath died January 8, 2003, sole heirs at law being Charles Gracie Gailbreath and Glenda Gailbreath. Affidavit of Heirship of record in Inst# ~~X~~ _____ and Inst# _____, Register's Office for Davidson County, Tennessee. X 20040709-0081965

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

X 20040709-0081966

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2004.

GRANTOR:

Charles Gracie Gailbreath

**Charles Gracie Gailbreath**

Glenda Gailbreath

**Glenda Gailbreath**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles Gracie Gailbreath and Glenda Gailbreath,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of June, 2004.

Notary Public

My Commission Expires:_____

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

Affiant

**SWORN TO** and subscribed before me this 20 day of June, 2004.

NOTARY PUBLIC

My commission expires:

_____