Davidson County DEEDWARR
Recvd: 08/11/04 09:40 2pgs
Fees:13.00 Taxes:906.50

20040811-0096946

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN004205

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Julianna L. Sowards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2004

Gail C Victory
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE E. SOWARDS, JR. **1917 RUSSELL STREET** **NASHVILLE, TN 37206**	**SAME**	**083-14-091**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT O. WYATT, II AND WIFE, TERRI A. LACKEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE E. SOWARDS, JR. AND WIFE, JULIANNA L. SOWARDS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 74 OF BLOCK "C" ON THE MAP OF THE PRIEST HOME PLACE, AS OF RECORD IN BOOK 161, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 74 FRONTS 50 FEET ON THE NORTHERLY SIDE OF RUSSELL STREET AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

Being the same property conveyed to Robert O. Wyatt, II and wife Terri A. Lackey, by Warranty Deed from Winifred Agnes Cooley Raulston, dated 8-27-97 and recorded 9-5-97 in Book 10597, page 652, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1917 RUSSELL STREET, NASHVILLE, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of JULY, 2004.

Robert O. Wyatt II by Terri A. Lackey Atty in Fact
ROBERT O. WYATT, II BY TERRI A. LACKEY, ATTY. IN FACT

Terri A. Lackey
TERRI A. LACKEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRI A. LACKEY the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of JULY, 2004.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29TH day of July, 2004, before me personally appeared Terri A. Lakcey to me known to be the person who executed the foregoing instrument in behalf of Robert O. Wyatt, II as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Robert O. Wyatt, II.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 2004.

My commission expires:_____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006