Davidson County DEEDWARR
Recvd: 10/04/04 10:52 2pgs
Fees:13.00 Taxes:388.13
20041004-0119085

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

Our File Number: 18919D

MAP/GROUP/PARCEL:
061-16-0/166.00

NEW OWNER'S NAME AND ADDRESS:
JOHN M. WICKS
1338 CARDINAL AVENUE
NASHVILLE TN. 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,John Ownby and Rebecca Ownby, Husband and Wife, hereinafter called Grantors, do hereby transfer and convey unto John M. Wicks, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 OF BLOCK "C" ON THE MAP OF GREENLAND ESTATES, AS OF RECORD IN BOOK 974, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT FRONTS 80 FEET ON THE SOUTHWESTERLY SIDE OF CARDINAL DRIVE, FORMERLY MARTHA AVENUE, AND RUNS BACK BETWEEN LINES 155.4 FEET ON THE NORTHWESTERLY LINE AND 173 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 21 FEET THEREON.

The subject property is improved property commonly known as 1338 Cardinal Avenue, Nashville, Tennessee 37216.

BEING the same property conveyed to Grantors herein by deed of record in Book 7386, Page 374, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

John Ownby

Rebecca Ownby

STATE OF TENNESSEE
COUNTY OF SUMNER

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

DONE at offices in Hendersonville, Tennessee, on this the 24th day of September, 2004.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $104,900.00.

AFFIANT

Sworn to and subscribed before me, this the 24th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: