ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
William V. Sawyer, Jr. Angela S. Sawyer 304 Delvin Drive Nashville, TN 37211	New Owner	MAP and PARCEL 162-1 86

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles T. Tate and Joanne S. Tate, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William V. Sawyer, Jr. and Angela S. Sawyer, husband and wife** (the "Grantees"), Grantees' successors and assigns, a 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. 4 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, as amended by Surveyor's Certificate of Correction of record in Book 3132, Page 491, Register's Office for said county, and being described as follows:

BEGINNING with a point in the northeasterly margin of Delvin Drive at the common corner of Lots 4 and 5; thence with the line between said two lots, 200.0 feet in a northeasterly direction to a point at the common corner of Lots 3, 4 and 5; thence with the line between Lots 3 and 4, 217.06 feet in a northwesterly direction to a point in the southeasterly margin of Brewer Drive; thence along said margin 153.20 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 37.45 feet in a southeasterly direction to a point in the northeasterly margin of Delvin Drive; thence along said margin, 175.0 feet to the POINT OF BEGINNING.
Being the same property conveyed to Charles T. Tate and wife Joanne S. Tate, by Warranty Deed dated November 4, 1994, from Jeff Davis Merritt, a widower, of record in Book 9521, Page 597, Register's Office for Davidson County, Tennessee.

This is property with a common address of 304 Delvin Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being made by Grantor; (2) The Plan of Record in Book 2900, Page 65, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 3000, Page 363, said Register's office; (4) Surveyor's Certificate of Correction of record in Book 3132, Page 491, said Register's office.

PROPERTY SOLD "AS IS."

Davidson County DEEDWARR
Recvd: 11/22/04 10:20 2pgs
Fees:13.00 Taxes:355.20

20041122-0139589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $96,000.00

Affiant

Subscribed and sworn before me this 18th day of November, 2004.

My Commission Expires: 4/28/2006

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are 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.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **November, 2004.**

Charles T. Tate

Charles T. Tate

Joanne S. Tate

Joanne S. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Charles T. Tate and Joanne S. Tate, husband and wife** , with whom I am personally acquainted, or who 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 office this **18th** day of **November, 2004.**

Notary Public
My Commission Expires: 1/28/2006

CINDY SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0411-213.wd