BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00
Davidson County DEEDWARR Recvd: 01/28/05 10:45 2 pgs Fees:13.00 Taxes:222.00 20050128-0010489	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2005. Notary Public MY COMMISSION EXPIRES: September 22, 2007. (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES C. PRIVETT	**SAME**	**91-6-316**
(NAME) **5407 KENTUCKY AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WILLIAM E. SANSOM AND WIFE, JAN D. SANSOM** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES C. PRIVETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 1314 and 1316, of Block No. 182 on Plan 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Sansom and wife, Jan D. Sansom, as tenants by the entirety, from Sadie Mildred Colbert, devisee of the Will of Eva Louise Gibbs by deed of record in Instrument Number 20030604-0076241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 57, pages 74 and 75, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Jan D. Sansom being recorded simultaneously herewith of record in Instrument # 20050128-0010488, said Register's Office.

Unimproved ( )
This is improved(X) property, known as 5407 KENTUCKY AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 27th day of January, 2005.

Jan Sansom
By Will E Sansom ATTY in FACT
for JAN D. SANSOM

Will E Sansom

WILLIAM E. SANSOM

JAN D. SANSOM
By: William E. Sansom, Attorney in Fact for Jan D. Sansom

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 **WILLIAM E. SANSOM** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2005.

My commission expires: **September 22, 2007**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of January, 2005, before me personally appeared William E. Sansom, Attorney-in-Fact for Jan D. Sansom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jan D. Sansom, and who acknowledged that he executed the same as the free act and deed of Jan D. Sansom.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2005.

My commission expires: **September 22, 2007**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public