Davidson County DEEDWARR
Recvd: 04/04/05 10:44 2 pgs
Fees:13.00 Taxes:299.33

20050404-0036104

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Wesley J. Jinks	Suntrust Mortgage, Inc.	Map-Par 52-5-187
843 Idlewild Drive	201 4th Ave North, 7th Floor	
Madison, TN 37115	**Nashville, TN 37219**	12205 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Eric Sox and wife, Missi Sox,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Wesley J. Jinks,** (The "Grantee"), his heirs 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 part of the Lot No. 9 in the subdivision of Lots Nos. 35, 36, and 37 of the subdivision of part of the H. B. Chadwell Tract, as of record in Book 547, page 60, Register's Office for said County, and being shown as Lot "A" and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, October 19, 1940, as follows: Beginning at a point on the easterly margin of a private drive, 356 feet Northeasterly from an iron pipe, a corner of the Madison Park Subdivison; thence with said Drive, South 28 degrees East 89.6 feet to an iron pipe; thence North 66 degrees East 217 feet; thence North 28 degrees West 88 feet; thence South 67 degrees 20 minutes West, with a fence, 218.3 feet to the beginning.

Being the same property conveyed to Eric and Missi Sox by Trustee's Deed from Robert M. Wilson, Jr. as Successor Trustee, as of record in Instrument No. 20030623-0086098, said Register's Office for Davidson County, Tennessee.
This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters shown on the Plan of record in Book 547, page 60, said Register's Office.

This is improved property commonly known as 843 Idlewild Drive, Madison, TN 37115

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $80,900.00.

Affiant

Subscribed and sworn to before me this 1 day of April, 2005.

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TN

MY COMMISSION EXPIRES: JAN. 25, 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 Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the 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 above.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1 day of April, 2005.

Eric Sox

Missi Sox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of April, 2005, before me personally appeared Eric Sox and Missi Sox to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07