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

Our File Number: 19220G

Davidson County DEEDWARR
Recvd: 04/13/05 13:19 2 pgs
Fees:13.00 Taxes:229.40
20050413-0041170

MAP/GROUP/PARCEL:
94-5/49

NEW OWNER'S NAME AND ADDRESS:
Valentina Simpkins
923 South 12th St
Nashville, Tenn 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ERIC L. SOX, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto VALENTINA SIMPKINS, AND UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 108, on the Map of Shelby Heights, Section 1, as shown on plat of record in Plat Book 2330, page 171, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 60.9 feet on the East margin of South 12th Street and extends back 114.9 feet on the North line and 113.1 feet on the South line to a dead line, measuring 60.9 feet thereon.

The subject property is improved property commonly known as 923 South 12th Street, Nashville, TN 37206.

BEING the same property conveyed to Grantor herein by deed of record in Instrument 20040709-0081967, 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 grantees. Grantor covenants with Grantee that he is 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.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Eric L. Sox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Eric L. Sox, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 1st day of April 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES
NOV. 14 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $62,000.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of April 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES
NOV. 14 2008