FILE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charlotte Y. Amburgey	Wilson Bank & Trust	Map 128
569 Holt Valley Road	623 West Main Street	Group 11
Nashville, TN 37221	Lebanon, TN 37087	Parcel 20

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Eric L. Sox and wife, Missi H. Sox

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charlotte Y. Amburgey, unmarried

hereinafter called the GRANTEES, their 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 Lot No. 22 on the Plan of Holt Meadows, of record in Book 4300, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 70.0 feet on the southeasterly margin of Holt Valley Road and extends back 165.84 feet on the northeasterly line and 171.57 feet on the southwesterly line to a dead line in the rear, measuring 83.10 feet thereon.

BEING the same property conveyed to Eric L. Sox and wife, Missi H. Sox by deed from Joseph T. Gibson and wife, Nancy E. Gibson, of record in Book 10715, Page 222, dated December 9, 1997, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4767, Page 930, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4300, Page 174, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 569 Holt Valley Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 April, 2005.

Davidson County DEEDWARR
Recvd: 04/29/05 15:19 2 pgs
Fees:13.00 Taxes:538.35

20050429-0048038

Eric L. Sox

Missi H. Sox

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 Eric L. Sox and Missi H. Sox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My Commission Expires: ~~01/24/09~~ 2/24/09

Connie Hooper
Notary Public

