WARRANTY DEED

P-BP-05-1614

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth T. McDowell	New Owner	
1614 16th Avenue South	(NAME)	104-08-0-353.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN D. COX AND THEODORE S. FILES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SETH T. MCDOWELL, hereinafter called the Grantees, their heirs and assigns, that 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. 2 on the plan of Subdivision of Lot 60 in O.B. Hayes' Subdivision of Large Lots, of record in Book 19, page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven D. Cox and Theodore S. Files, by Deed from Bob Montgomery and Sonja Carol Montgomery, dated August 12, 1993, of record in Book 9052, page 879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1614 16th Avenue South, Nashville, Tennessee 37212
(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 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 my/our hand(s) this 26th day of April, 2005.

Steven D. Cox

Theodore S. Files

Davidson County DEEDWARR
Recvd: 05/04/05 10:38 2 pgs
Fees:13.00 Taxes:1554.00

20050504-0049840

State of Tennessee
County of Davidson

Personally appeared before me, Carol T. Baker, the undersigned, a Notary Public in and for said County and State, the within named Steven D. Cox, the grantor 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 26th day of April, 2005.

My commission expires: 2/15/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

State of Nevada
County of Washoe

Personally appeared before me, Theodore S. Files, the undersigned, a Notary Public in and for said County and State, the within named Theodore S. Files, the grantor 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 Incline Village, Nevada, this 25 day of April, 2005.

My commission expires: 12-9-2007

Notary Public

CHRISTINE BANTUM
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-86441-2 - Expires December 9, 2007

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027