Davidson County DEEDWARR
Recvd: 08/15/05 09:17 2 pgs
Fees:13.00 Taxes:64.75

20050815-0096057

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 17,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00919

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Compass Development, LLC	Compass Development, LLC	Map: 82
812 Princeton Hills Dr.	812 Princeton Hills Dr.	Group: 03
Brentwood, TN 37027	Brentwood, TN 37027	Parcel: 161.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERIC L. SOX, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

COMPASS DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 910 Stockell Street, Nashville, TN 37207

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 5th day of August, 2005.

Eric L. Sox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ERIC L. SOX, 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 Brentwood, Tennessee , this 5th day of August, 2005.

Notary Public

My Commission Expires:

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF THE BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, AS OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 25 FRONTS 50 FEET ON THE WESTERLY SIDE OF STOCKELL STREET AND RUNS BACK BETWEEN PARALLEL LINES 179 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ERIC L. SOX BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, RECORDED ON THE 18TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050518-0055906, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY IS UNIMPROVED AND HAS NEVER BEEN THE PRIMARY RESIDENCE OF ERIC L. SOX.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.