WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/06 14:12 2 pgs
Fees:13.00 Taxes:1998.00

20060717-0085769

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$540,000.00.**

Debbie Hutsell
Affiant

Subscribed and sworn to before me, this the 10th day of July, 2006.

Notary Public

My commission expires: 3-10-07

(AFFIX SEAL)

Judy Lehmann Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
\Michelle Erwin	SAME	**Map 104-5, Parcels 225.00 and 226.00**
3606 Westbrook Avenue		
Nashville, TN 37205		

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,

James Owen Sykes and wife, Laura Lanette Sykes

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

Michelle Erwin

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. 501 on the Map of Richland Realty Company's Division "C", of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

The property conveyed is the same property conveyed in Instrument No. 20040319-0031600, Register's Office for Davidson County, Tennessee, known as Map 104-5, Parcels 225.00 and 226.00, and being all of Lot 501.

Being the same property conveyed to James Owen Sykes and wife, Laura Lanette Sykes by Deed from Rex E. Lewis and wife, Susan E. Lewis, of record in Instrument No. 20040319-0031600, Register's Office for Davidson County, Tennessee.

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

This instrument is being executed in behalf of Laura L. Sykes, pursuant to a Power of Attorney executed by same on the _____ day of July, 2006, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Laura Lanette Sykes and Laura L. Sykes are one and the same person.
James Owen Sykes and James O. Sykes are one and the same person. X 20060717-0085768

This is Improved (__X__) Unimproved (____) property, known as: **3606 Westbrook Avenue, Nashville, TN 37205**

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 **10th** day of **July, 2006.**

James Owen Sykes

Laura Lanette Sykes By: James Owen Sykes, Attorney-In-Fact

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 **James Owen Sykes,** the bargainor, 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 **10th** day of **July, 2006.**

Notary Public

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **James Owen Sykes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Laura Lanette Sykes**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Laura Lanette Sykes** for the purpose therein contained, by signing the name of **Laura Lanette Sykes** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **July, 2006**.

Notary Public

My Commission expires: 3/22/09