6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,300.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF NOVEMBER, 2006**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynece D. Benton	WMC Mortgage Corp.	**81-7-251**
(NAME)	(NAME)	
1913 15th Avenue North	P.O. Box 4354	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Houston, TX 77210-4354	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 Sox, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynece Benton, a single person**, 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. 34 on the Map of Menees Subdivision of Lot No. 8 of the Thomas Woodard Subdivision, as of record in Book 161, Page 44, in the Register's Office for said County.

SAID Lot fronts 50 feet on the westerly side of 15th Avenue North and runs back 127.8 feet on the Northerly line and 126.4 feet on the southerly line to an alley and measures 50 feet more or less thereon.

BEING the same property conveyed to Eric L. Sox by Deed from Sam J. McAllester, III, Trustee of record in Instrument No. 20060406-0039534, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1913 15th Avenue North, Nashville, TN 37208**

(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.

Davidson County DEEDWARR
Recvd: 12/05/06 10:16 2 pgs
Fees:13.00 Taxes:256.04
20061205-0149807

Witness **my hand** this 30th **day of November, 2006.**

Eric L. Sox

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself to the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this 30th **day of November, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Justin Tatum Notary Public

My Commission Expires JULY 19,2008