405 Two Mile Pike, Goodlettsville, TN 37072

Bk 453

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JORDAN C. STEPHENS | SAME | MAP 18-16 |
| (NAME:) 1802 Lillian Street | (NAME:) | PARCEL 153 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37206-2042 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ---------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*

cash in hand and other good and valuable consideration, the receipt of which is hereby acknowledged,

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16824

IDENTIFICATION REFERENCE

Mar 16 9 41 AM '89

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SESI 03/16 0101 03CHECK 702.55

MILDRED BLOODWORTH AND CHARLES McCOIN, Heirs at Law of MARY McCOIN, Deceased, hereinafter referred to as Grantors,

*have bargained and sold, and by these presents do transfer and convey unto the said* JORDAN C. STEPHENS, hereinafter referred to as Grantee, his

*heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

TRACT NO. ONE:
Land in Davidson County, Tennessee, being a portion of Lot No. 3, all of Lot No. 4, and a portion of Lot No. 5 on the Map of Moncrief Subdivision of the Mathes Lands at Goodlettsville, Tennessee, not of record, and described according to an unrecorded survey by Tommy E. Walker, Surveyor License No. 1465, dated November 30, 1988, as follows:

Said portion of Lot No. 3, all of Lot No. 4, and portion of Lot No. 5 all front 80 feet on the northerly margin of Moncrief Avenue and 39.27 feet along a curve on the northerly margin of Moncrief Avenue and the westerly margin of Graves Avenue, and run back 141.98 feet on the westerly line and 119.27 feet on the easterly line to a line in the rear which measures 105.05 feet thereon.

Being a portion of the same property conveyed to Landon McCoin and wife, Mary McCoin, by deed of record in Book 1031, page 501, Register's Office for Davidson County, Tennessee; the said Landon McCoin having predeceased Mary McCoin, property then vested solely in Mary McCoin; the said Mary McCoin having since died intestate, property now vests in her sole heirs-at-law, being Mildred Bloodworth and Charles McCoin.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $58,480.00

Affiant

Subscribed and sworn to before me, this the 13 day of March 19 89

My commission expires: 1/23/93
(Affix Seal)

Notary Public

TRACT NO. TWO:
Land in Davidson County, Tennessee, being a portion of Lot No. 5 and all of Lot No. 6 and portion of Lot No. 7 on the Map of Moncrief Subdivision of the Mathes Lands at Goodlettsville, Tennessee, not of record, and described according to an unrecorded survey by Tommy E. Walker, Surveyor License No. 1465, dated November 30, 1988, as follows:

Said portion of Lot No. 5 and all of Lot No. 6 and portion of Lot No. 7 front 110.0 feet on the northerly margin of Moncrief Avenue and run back 141.98 feet on the easterly line and 139.58 feet on the westerly line to a line in the rear which measures 110.00 feet thereon.

Being a portion of the same property conveyed to Landon McCoin and wife, Mary McCoin, by deeds of record in Book 1031, page 501, and Book 1082, page 668, Register's Office for Davidson County, Tennessee; the said Landon McCoin having predeceased Mary McCoin, property then vested solely in Mary McCoin; the said Mary McCoin having since died intestate, property now vests in her sole heirs-at-law, being Mildred Bloodworth and Charles McCoin.

This is not the principal residence of the Grantors.

unimproved ( )
This is improved (XX) property, known as 201 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

*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, his *heirs and assigns, forever.*

*And* we *do covenant with the said* Grantee *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.*

*And* Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 13 *day of* March, *19* 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred Bloodworth
MILDRED BLOODWORTH

CHARLES McCOIN Charles E McCoin

*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* MILDRED BLOODWORTH AND CHARLES McCOIN

*the bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Goodlettsville *, Tennessee, this* 13 *day of* March *, 19* 89 .

Carolyn Duff , *Notary Public.*

*Commission Expires* 1/23/93 .

CAROLYN DUFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*STATE OF* .....
*COUNTY OF* .....

*Personally appeared before me,* ..... *, a Notary Public in and for said County and State, the within named* .....

*the bargainor*....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

*Commission Expires* .....

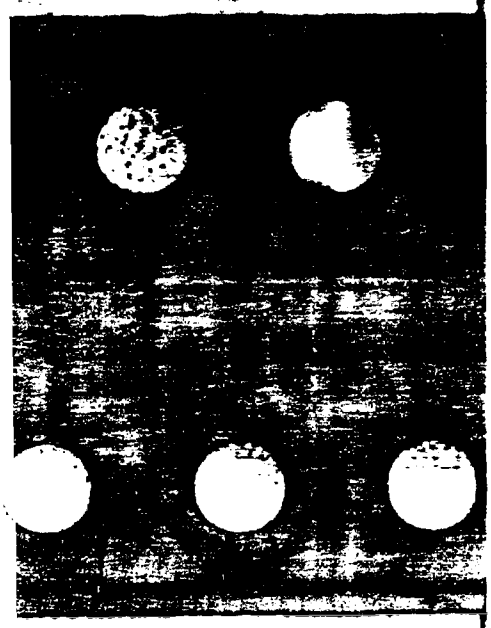
*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

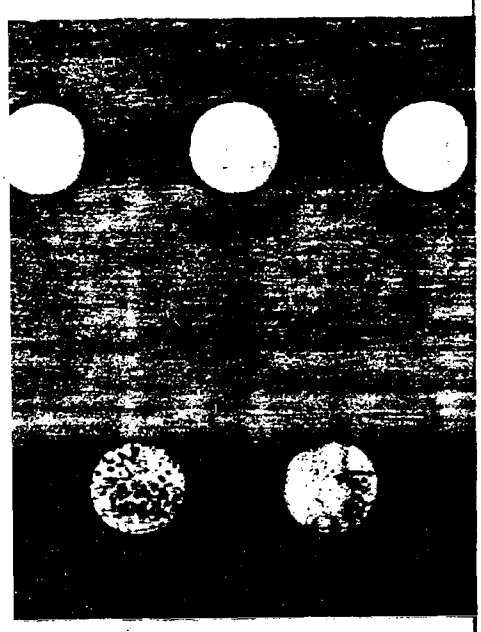
*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* ..... .

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....
*Notary Public*

*Commission Expires* .....





**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 58480.00
CON TX 193.05
PRFEE 0.50
WDEED 9.00
TOTAL 202.55
CHECK 202.55

03/16/89 01 09:44 0001 6151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16824

IDENTIFICATION REFERENCE

Mar 16 9 41 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190676